

590/10

603/10

P. 10/2

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIAN NON JUDICIAL

SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

M

AL 202443

S.No. 4793 Date 15/12/2009 Rs. 100/-

Name: Anil Kumar

S/o. W/o. D/o. Narsing Rao

For Whom: Mehta & Modi Homes

U. MASTANA

S.V.L. No. 09/2009

H.No. 8-3-221/678/209

YOUSUFGUDA, HYDERABAD.

AGREEMENT & DEED OF MORTGAGE

(Under Article (A) & 35(b) of Schedule I- of Indian Stamp Act)

This deed of simple mortgage made and executed on this on this day of 19<sup>th</sup> January Two Thousand and Ten year between M/s. Mehta & Modi Homes & Others having its registered office 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its Managing Partner Mr. Soham Modi, Son of Shri Satish Modi, aged about 39 Years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad-500 034 (hereinafter called "THE MORTGAGOR" (which expression shall unless excluded by or is repugnant to the subject or context, include his heirs executors administrators and assigns) in favour of HMDA hereinafter called "THE MORTGAGEE " which expression shall unless excluded by or is repugnant to subject or context, include his successors in office and assign.

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 here up to and there on Plot Nos. 393 & 394 (Total No. of Plots 2 (Two) admeasuring total, extent of 357 Sq. mtrs (426.81 Sq. yds) shown with boundaries thereof colored with red and expressed to be here by mortgaged.

And whereas the Mortgagor applied for permission under section 13 & 14 of APUA (D) Act, 1975 to make a Group Housing Scheme lay out (Gated Community) and form a new private street or road and building plots for residential purpose and in the land bearing Sy. nos. 31, 40 (P), 41 (P), 42, 44, 45 & 55 situated Chinna Cherlapally Village, GHMC Kapra Circle, Ghatkesar Mandal, Hyderabad, Ranga Reddy Dist, A.P.

For Mehta and Modi Homes

[Signature]

Partner

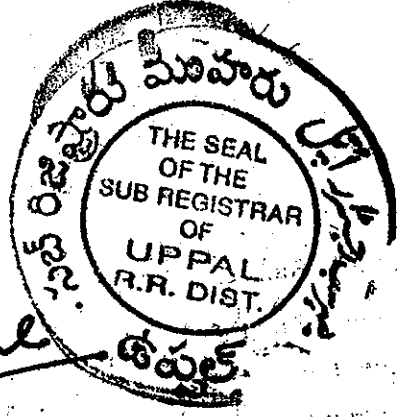
Stamp Duty:	
1. in the shape of...	Rs. 100/-
2. in the shape of...	Rs. ---
3. in the shape of...	Rs. ---
4. adjustment of...	Rs. ---
II. Transfer:	
1. in the shape of...	Rs. ---
2. in the shape of cash	Rs. ---
III. Registration Fee:	
1. in the shape of challan	Rs. ---
2. in the shape of cash	Rs. 100/-
IV. User Charges:	
1. in the shape of challan	Rs. ---
2. in the shape of cash	Rs. 100/-
Sub-Registrar	Total: Rs. 200/-

పుస్తకమును... సంగ్రహించు  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య...

సబ్-రెజిస్ట్రారు

2010 - ఎ సం॥ 23వది... నెల 19...  
1921 - వ.శ.శా. 1921... మాసము 29... తేది  
పగలు... 2... మరణము... 3... గంటల మధ్య  
ఉప్పల్ సబ్-రెజిస్ట్రారు ఆఫీసులో

Soham Modi  
రెజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు  
మరియు వేలిముద్రలతో సహా దాఖలుచేసి  
చసుము రూ॥ 100/- చెల్లించినారు



Receipt No. ... Dt. ...  
Habsikurda Branch, Sec'bad

*[Signature]* *[Signature]*

దాని యిచ్చినట్లు ఒప్పుకొన్నది  
ఎడమ బొటనవేలు



మరణము

Soham modi S/o. Satish Modi  
Oee. Business - R/o. Plot No. 280  
Road No. 25, Jubilee Hills, H.A.

T. Prasanna S/o. T. CORRAL oee. Service  
having 107 HMDA, Hyderabad. (J.P.O)

① *[Signature]* of Mulla Reddy S/o. Ran Reddy oee. Service  
R/o. 1-6-64, Dayarampet Muneerabad

② *[Signature]* C. Prabhakar Reddy S/o. C.P. Reddy  
Oee. Service - R/o. 5-4-187/3 44  
M.G. Road, Sec'bad.

2010 వ సం॥ 23వది... నెల 19వ తేది  
1921 వ.శ.శా. 1921... మాసం 29వ తేది  
*[Signature]*

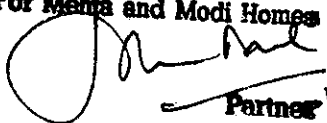
And whereas the Mortgagee having accepted the same as sanctioned the layout plan in file No.2698/MP2/PIg/HMDA/2007 subject to the following conditions that the following works as per specifications appended will be completed by the Mortgagor within One year from the date of release of approved layout.

1. B.T. over water bound Macadam roads and
2. With water drain culverts wherever necessary
3. Laying of under ground sewers along the roads of the lay out and also construction of Septic tank as per ISI standards.
4. Providing water supply lines along with layout roads including street lights fresh underground cables.
5. Providing Electrical lines along the layout roads including Street lights fresh underground cables:
6. 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.
7. Open spaces must be developed as a part with ornamental plants, water harvesting structure and a compound wall with ornamental grills.
8. 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.
9. No apartment permission will be given in a lay out for independent residential houses.
10. The area for flats/ apartments must be clearly specified and open spaces and other amenities have to be calculated in that pro-rata basis.
11. 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 lay out area to the Local Authority free of encumbrance at his cost/ as per rules.
12. 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.

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

- I. In Pursuance of the rules relating to the approval of lay out (hereafter referred to as the said rules) the Mortgagor shall always duly observed 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 with out 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 theses 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 think fit and Mortgagor shall / forfeit the right of redemption as against the mortgage.

For Mehta and Modi Homes

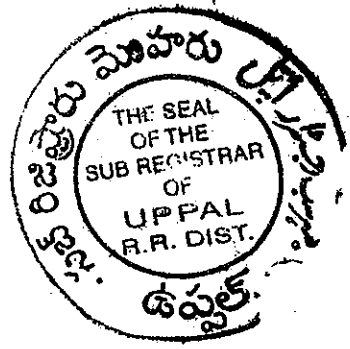
  
Partner

అ పుస్తకము రెండు సం॥  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... గా... ఈ కాగితపు పుస్తక  
సంఖ్య... 2.....

సకల విషయాలకు  
సహాయకముగా

అ పుస్తకము సం॥ (కా.క) పు... 603/10  
నెంబరుగా రిజిస్టరు చేయబడి స్థానింగు నిమిత్తం  
గుర్తింపు నెంబరు... 1-200 రిజిస్ట్రేషన్  
2000 సం॥ గిన్నె... నెల... డి... తీది

రిజిస్ట్రారు ఆధికారి



- 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.

**SCHEDULE OF THE PROPERTY -I**

All that 2 (Two) plots bearing Nos. 393 & 394 (Total No. of Plots 2 (Two) admeasuring total, extent of 357 Sq. mtrs (426.81 Sq. yds) forming part of Survey Nos. 31, 40 (P), 41 (P), 42, 44, 45 & 55 situated Chinna Cherlapally Village, GHMC Kapra Village, Ghatkesar Mandal, Ranga Reddy Dist, marked red in the plan annexed hereto, bounded on:

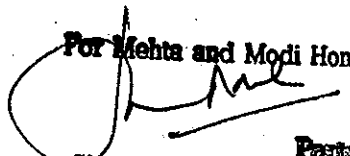
<b>NORTH BY</b>	Plot No. 392
<b>SOUTH BY</b>	Neighbor's Land in Sy. No. 41
<b>EAST BY</b>	30' wide road
<b>WEST BY</b>	Plot Nos. 387 & 388

In witness where of the said Mortgagor here into set his hand the day and the year first above written.

In the presence of Witnesses:

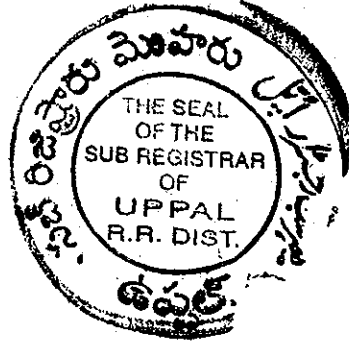
1. *Shree (M. Nallababu Reddy)*

2. *Prasanna*

**For Mehta and Modi Homes**  
  
**Signature of the Mortgagor**

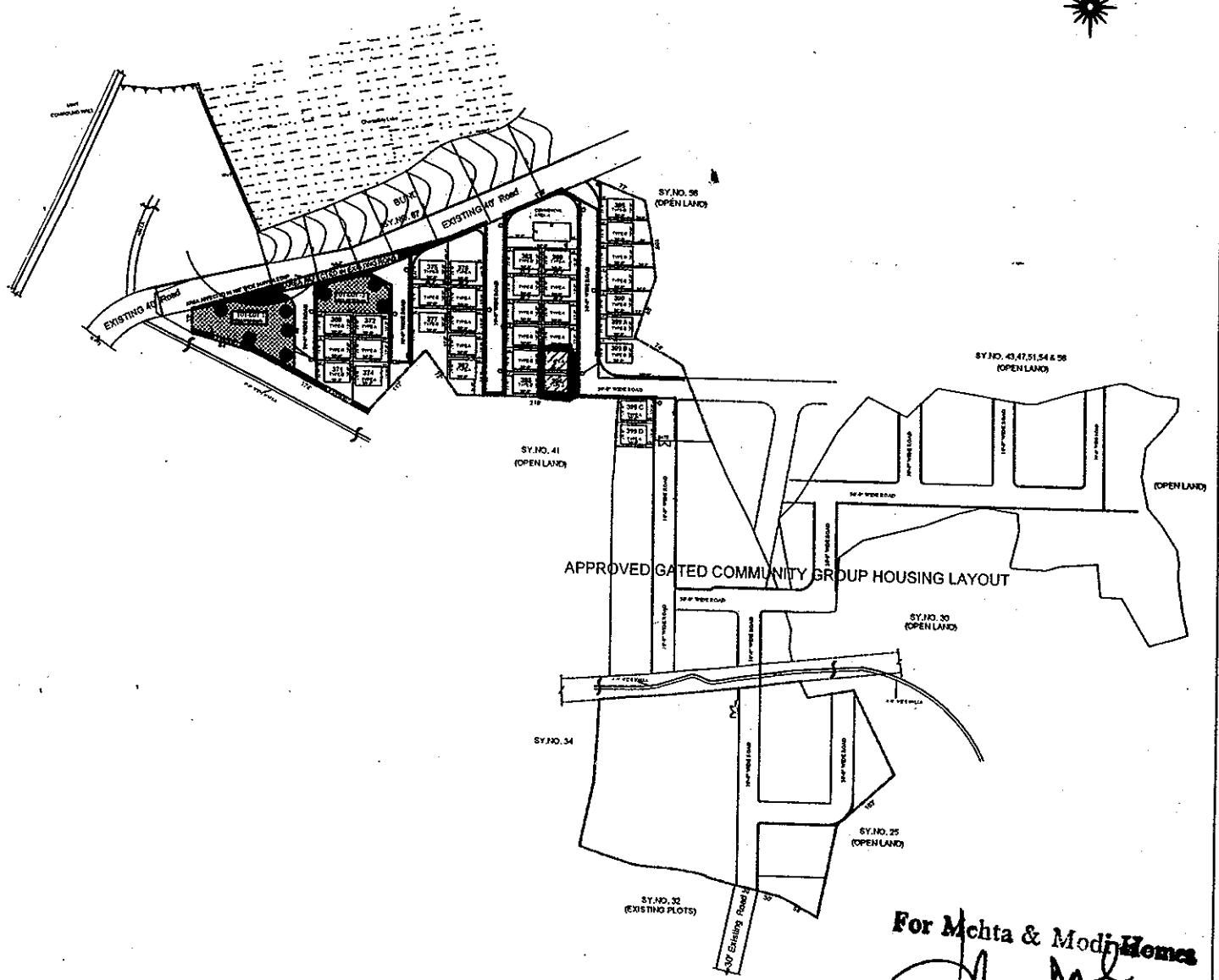
1. పుస్తకము గురించి సంగ్రహ  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య...? ఈ కాగితపు వరుస  
సంఖ్య...?

పక్ రిజిస్ట్రార్



MORTGAGE PLAN SHOWING PLOT NOS. 393 & 394 IN THE PROPOSED EXTENSION OF GROUP HOUSING LAYOUT IN SY. NO. S 31, 40(P), 41(P), 42, 44, 45 & 55 OF CHINNA CHERLAPALLY VILLAGE, GHMC KAPRA CIRCLE, GHATKESAR MANDAL, R.R. DIST, ADMEASURING 357 SQ.MTS OR 426.97 SQ.YDS

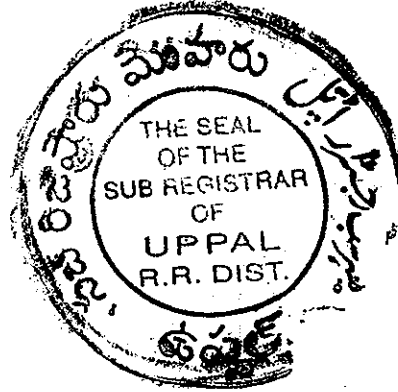
**BELONGS TO:**  
M/S. MEHTA & MODI HOMES & OTHERS  
REPRESENTED BY ITS MANAGING PARTNER  
MR. SOHAM MODI, S/O MR. SATISH MODI



For Mehta & Modi Homes  
  
Partner  
OWNER'S SIGNATURE


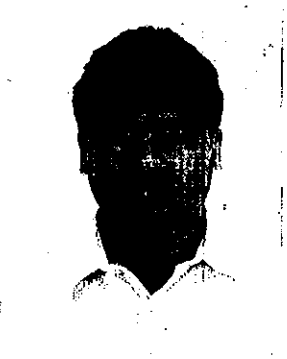

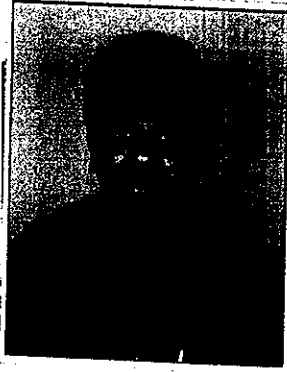
త పుస్తకము. 693/...సం॥  
10  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య...ఈ కాగితపు వరుస  
సంఖ్య.....

పత్-రటి...

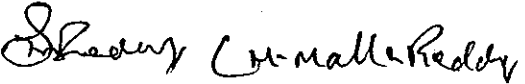
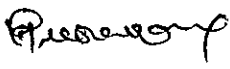




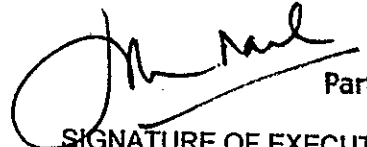
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b><u>MORTGAGOR:</u></b></p> <p>M/S. MEHTA &amp; MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEE HILLS, HYDERABAD – 500 034.</p>
			<p><b><u>MORTGAGEE:</u></b></p> <p>M/S. HYDERABAD METRA DEVELOPMENT AUTHORITY (H.M.D.A) REPRESENTED BY J. P. O. MR. T. PRASANNA S/O. MR. T. CORNEL HAVING ITS OFFICE H. M. D. A HYDERABAD.</p>

SIGNATURE OF WITNESSES:

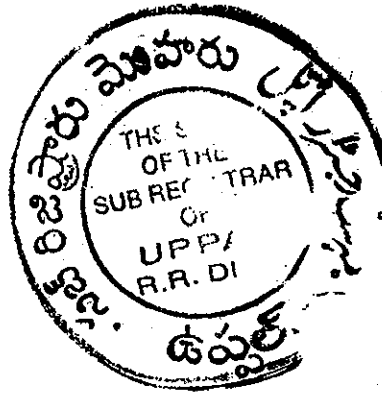
1. 
2. 

For MEHTA & MODI HOMES

  
Partner  
SIGNATURE OF EXECUTANTS

త పుస్తకము దుని / సంగ్రహ  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 7... ఈ కాగితపు వరుస  
సంఖ్య... 5.....

  
సర్ రిజిస్ట్రార్



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

*Soham Satish Modi*

हस्ताक्षर /SIGNATURE

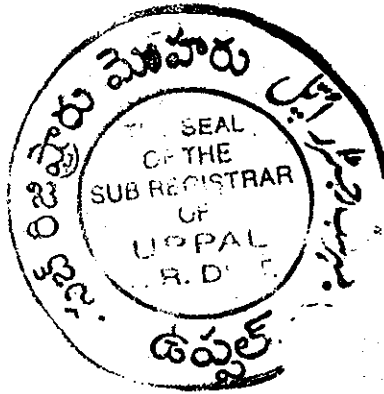
*Soham Modi*

मुख्य आयकर आयुक्त, आन्ध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

1 త పుస్తకమునది... సంగ  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... గీ... ఈ కాగితపు వరుష  
సంఖ్య... 6 .....

ప. క. రె. జి. డి. ఓ.





**HYDERABAD URBAN  
DEVELOPMENT AUTHORITY**

**Name : Thallapally Prasanna**  
**Desig : Jr. Planning Officer**  
**Emp Code : HUDA0199**

  
Vice Chairperson



**BLOOD GROUP : B + ve      DATE OF BIRTH : 10/06/1958**

**RESIDENTIAL ADDRESS**  
Plot No.10, Vijay Nagar Colony  
Picket, Secunderabad. Ph : 9849909764

**IF FOUND PLEASE RETURN TO**  
**HYDERABAD URBAN DEVELOPMENT AUTHORITY**  
1-8-323, Palgah Palace, Police Lines, Rasool Pura,  
Secunderabad - 500 003. A.P. INDIA.  
PH : 01 - 40 - 2790 5933, Fax : 2790 3185

1. తి పుస్తకము. గం. 3. స్థానం  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....7.....ఈ కాగితపు వరుస  
సంఖ్య.....7.....

పద-రక్షణ

