



**GREATER HYDERABAD MUNICIPAL CORPORATION**  
TOWN PLANNING SECTION

**BUILDING PERMIT ORDER**

TO

M/s. Mehta & Modi Homes & Others,
Pr. No. 5-4-187/3-4, II <sup>nd</sup> Floor,
Soham Mansion, M.G. Road, Secunderabad

FILE No	B/303/CCP/TPS/GHMC/10		
PERMIT No.	16	44	
DATE	28	06	2010

Sir / Madam,

Sub: Building Permission – Sanctioned – Reg.  
Ref: Your Application dated: 23.02.2010 u/s 388, 428 & 433 of HMC Act, 1955 and

A.P. Urban Areas (Dev), Act, 1975. Your application submitted in the reference has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below:

A APPLICANT AND LICENSED PERSONNEL DETAILS:									
1	Applicant	M/s. Mehta & Modi Homes & Others,							
2	Developer / Builder	-	Lic.No.	BL--/200					
3	Architect	Sri Anand Sagar		Lic No.	CA/76/2898				
4	Structural Engineer	Sri M. Dattatri Rao		Lic.No.	134/Strl.Eng/TP10/GHMC/09				
B SITE DETAILS									
1	Sy.No.	Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55 of Chinna Cherlapally (V), Ghatkesar							
2	Street	Chinna Cherlapally (V),							
3	Locality	Ghatkesar							
4	R. R. District of GHMC Area								
C DETAILS OF PERMISSION SANCTIONED-Proposed for Development of Group Housing Layout in extension to the Gated Community									
1	Floors				2(B)	Parking-floors			
2(A)	Use	Residential		Commercial		Level	No.	Area(m <sup>2</sup> )	
	Group Housing Scheme Layout (extension for Gated Community) ✓	Bungalows built-up area	Complex built-up area						
		35 nos.	4,944.00 m <sup>2</sup>	376.02 m <sup>2</sup>		-	-	-	
3	Set backs (m)	Front		Rear	Side I	Side II			
		-		-	-	-			
4	Site Area (m <sup>2</sup> )	11,333.69 m <sup>2</sup>			11	Common Area(m <sup>2</sup> )			
5	Road affected area (m <sup>2</sup> )	-			12	Gross F.S.I. (m <sup>2</sup> ) (Residential+Commercial)			
		-				5320.02 m <sup>2</sup>			
6	Net Area(m <sup>2</sup> )	-			13	Tot-lot (m <sup>2</sup> )			
		-				1,341.43 m <sup>2</sup>			
7	Coverage area (m <sup>2</sup> )	-			14	Height (m)			
		-				6.4 m			
8	Coverage (%)	-			15	No. of P. pits as per plan			
		-				-			
9	Net FSI(m <sup>2</sup> )	-			16	No. of Unites			
		-				-			
10	FSI (Road affected Area)(m <sup>2</sup> )	-			17	Others			
		-				-			
D DETAILS OF FEES PAID (RS.) TOTAL :									
1	Building Permit Fee	Rs	1,26,700/-		6	EDF	Rs	7,400/-	
2	VLT	Rs.	78,860/-		7	Drainage Charges	Rs	1,59,630/-	
3	T G Contribution Charges	Rs.	34,020/-		8	LRS Charges	Rs	8,000/-	
4	Debris Charges	Rs.	31,145/-		9	Other charges paid in HUDA			
5	RWH Charges	Rs.	1,48,000/-		10	-			
OTHER DETAILS :									
1	Contractor's all Risk Policy No	CCX/10239114/51/04/C25112			Dt	13.04.2010	Valid Upto	12.04.2013	
2	Notarized Affidavit No	W 580536	Dt:	21.04.2010	Floor handed over	Type-B ; Plot 387	Area (m <sup>2</sup> )	Built up	Plot area
						Type-B ; Plot 388		Built up	Plot area
								161.07 m <sup>2</sup>	145.74 m <sup>2</sup>
								161.07 m <sup>2</sup>	195.42 m <sup>2</sup>
3	Entered in prohibitory property watch register Sl.No	Vol. No. 1, Page No. 40	Dt:	10.06.2010	S.R.O.	SRO-Uppal, R. R. District			
F	Construction to be Commenced Before				28.06.2011				
G	Construction to be Completed Before				27.06.2013				
The Building permission is sanctioned subject to following conditions:									
i. Plan Communicated to the Party to Demarcate the Boundary, Roads and Open Space of the Layout.									
ii. This Communication Does not confer any right to Sales of allotment of the plots.									
iii. The applicant should develop the infrastructure i.e. the roads drainage, electricity and panks etc., roads etc., as per Municipal Norms									
iv. The applicant should follow is abide the condition inslted by the HMDA vide Letter No. 2698/MP2/Plg/H/2007, dt. 09.02.2010									

The Building permission is sanctioned subject to following conditions:

1. The permission accorded does not confer any ownership rights. At a later stage if it is found that the permission was fabricated the permission will be revoked U/s 450 of HMC Act 1956.
2. If construction is not commenced within one year, building application shall be submitted afresh duly sanctioned Plan shall be followed strictly while making the construction.
3. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
4. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act 1956.
5. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 45 of HMC Act 1956.
6. Occupancy Certificate is compulsory before occupying any building.
7. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
8. Prior Approval should be obtained separately for any modification in the construction.
9. Tree Plantation shall be done along the periphery and also in front of the premises.
10. Tot-pot shall be fenced and shall be maintained as greenery at owners cost before Issue of occupancy certificate.
11. Rain Water Harvesting Structure (percolation pit) shall be constructed.
12. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
13. Garbage House shall be made within the premises.
14. Cellar and stilts approved for parking in the plan should be used exclusively for parking of vehicles with shutters and the same should not be converted or misused for any other purpose at any time in future as per sanctioned plan.
15. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future.
16. This sanction is accorded on surrendering of Road affected portion of the site to GHMC free of compensation at any time as per the undertaking submitted.
17. Strip of greenery on periphery of the site shall be maintained as per rules.
18. Stocking of Building Materials on footpath and road margin causing obstruction to free movement of pedestrian shall be done, failing which permission is liable to be suspended.
19. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
20. The Developer / Builder / Owner to provide service road wherever required with specified standards at their cost.
21. A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Line for Low Tension electrical line shall be maintained.
22. No front compound wall for the site abutting 18 mt. road width shall be allowed and only Iron grill or Low height wall shall be allowed.
23. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
24. All Public and Semi Public buildings above 300Sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
25. The mortgaged builtup area shall be allowed for registration only after an Occupancy Certificate is produced.
26. The Registration authority shall register only the permitted builtup area as per sanctioned plan.
27. The Financial Agencies and Institutions shall extend loans facilities only to the permitted builtup area as per sanctioned plan.
28. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed by Qualified Technical Personnel.
29. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required from the GHMC.
30. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (with the permission).
31. As per the undertaking executed in terms of G.O. Ms. No. 541 MA, dt. 17-11-2000 (wherever applicable) the construction shall be done by the owner, only in accordance with sanctioned Plan under the supervision of Architect, Structural Engineer and site engineer failing which the violations are liable for demolition.
  - a. The owner, builder, Architect, Structural Engineer and site engineer are jointly & severally responsible to complete the construction strictly in accordance with sanctioned plan.
  - b. The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severally responsible for structural stability during the building construction and should strictly adhere to all the conditions in sanctioned plan.
  - c. The Owner / Builder should not deliver the possession of any part of built up area of the building, before and until Occupancy Certificate is obtained from GHMC after providing all the regular service connected to the building and duly submitting the following.
    - (i) Building Completion Certificate issued by the Architect duly certifying that the building is constructed in accordance with sanctioned plan.
    - (ii) Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is structurally sound and the construction is in accordance with the specified designs.
    - (iii) An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Electrical Engineer.
    - (iv) Insurance Policy for the completed building for a minimum period of three years.
32. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder/ Contractor and Architect/ Structural Engineer, to provide all necessary Fire Fighting Installations as stipulated in National Building Code of India, 2000.
  - i) To provide one entry and one exit to the premises with a minimum width of 4.5mts. and a clearance of 5mts.
  - ii) Provide Fire resistant swing door for the collapsible lifts in all floors.
  - iii) Provide Generator, as alternate source of electric supply.
  - iv) Emergency Lighting in the Corridor / Common passages and stair case.
  - v) Two numbers water type fire extinguishers for every 600 Sq.mts. of floor area with minimum 2 Nos. each at Generator room. Be provided as per I.S.I. specification No.2190-1992.
  - vi) Manually operated and alarm system in the entire buildings.
  - vii) Separate Underground static water storage tank capacity of 25,000 lits. Capacity.
  - viii) Separate Terrace Tank of 25,000lits capacity for Residential buildings.
  - ix) Hose Reel, Down Corner.
  - x) Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts.
  - xi) Electrical Wiring and installation shall be certified by the electrical engineers to ensure safety.
  - xii) Transformer shall be installed in a separate enclosure.



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY  
(G.H.M.C. Building) 3<sup>rd</sup> Floor,  
West Marredpally, Secunderabad – 500 026.

PLANNING DEPARTMENT [Dev.Control]

Letter.No.2698/MP2/Plg/H/2007

Dated: 09-02-2010

To  
The Commissioner & Special Officer  
Hyderabad Municipal Corporation,  
Tank Bund Road, Hyderabad.

Sir,

(Sub:-) HMDA - Plg. Application for development of land in Group Housing Scheme Layout (Extension for Gated Community) in Sy.Nos.31, 40(P), 41(P), 42, 44, 45 & 55 of Chinna Cherlapally (V), Ghatkesar (M), Ranga Reddy District - Approval - Accorded - Reg.

- Ref:-1. This office Lr.No.7576/MP2/HMDA/99, dt.1-5-2001.  
2. Application of M/s.Mehta & Modi Homes & others, dt.26-2-2007.  
3. This office Letter of even No. dt.27-10-2007.  
4. Letter dt.20-11-2007 received from the applicant.  
5. This office letter of even No. dt.23-12-2007 and 25-03-2008 Draft Layout.  
6. Letter dt.2-4-2008 of M/s.Mehta and Modi Homes and others.

\*\*\*\*\*

It is to inform that, in the reference 2<sup>nd</sup> cited, M/s.Mehta & Modi Homes & others, have applied to HMDA for development of Group Housing Scheme Layout (Gated Community) Residential / Industrial Layout in the land in Sy.Nos.31, 40(P), 41(P), 42, 44, 45 & 55 of Chinna Cherlapally (V), Ghatkesar (M), Ranga Reddy District to an extent of 43,257.00 Sq.Yards net area is 29167.44 Sq.Yards. After examining their proposals the Group Housing (Gated Community) Layout technically approved by HMDA on 25-3-2008 in Sy.Nos.31, 40(P), 41(P), 42, 44, 45 & 55 of Chinna Cherlapally (V), Ghatkesar (M), Ranga Reddy District to an extent of 6 Ac. 03 gts. vide permit No.07/MP2/Plg/H/2008 with mortgage plots Nos.314, 315, 316 and 317 and same were forwarded to you for release of plans.

Vide reference 4<sup>th</sup> cited, M/s.Mehta & Modi Homes and others have applied extension of Group Housing of Layouts adjacent to the said layout with an extent of 1.09 gts. in Sy.No.45 of Cherlapally (V), Ghatkesar (M), R.R.District.

The above proposals submitted by the applicants has been examined with the provisions of A.P.Urban Area (Dev) Act, 1975 and also in accordance with the Statutory Master Plan / Zonal Development Plans along with existing G.Os and rules and Regulations, which are inforce.

The said applicant has submitted the layout plan vide letter 4<sup>th</sup> cited duly demarcating on ground and showing the proposed road net work, plotted area and open spaces in the said land to an extent of Ac.1.09 Gts. along with existing measurements of the plotted area on ground. The same is hereby approved in **L.P.No.04/MP2/Plg/HMDA/2010, Dated:09-02-2010** and hereby communicated subject to the following conditions:

1. The applicant / layout owner / developer is hereby permitted to sale the **Plot.Nos.369 to 392 and 399/C and Plot Nos.393 and 394 to an extent of 357.00 Sq.mtrs. (5% Units area)** mortgaged in favour of Metropolitan Commissioner, HMDA.
2. That the layout now issue does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976.
3. This permission of developing the land shall not be used as proof of the title of the land.
4. The applicant shall solely be responsible for the development of layout and in no way HMDA will take up development works.
5. The Deed of mortgage by conditions sale executed by the applicant in favour of HMDA is purely a measure to ensure compliance of the conditions of development of infrastructure by the applicant / developer and HMDA is no way accountable to the plot purchaser in the event of default by the applicant / developer.
6. In case the applicant / developer fails to develop the layout area with the infrastructure facilities as specified by HMDA the area so mortgaged in favour of HMDA shall be forfeited and also HMDA to liable to take criminal action against such applicant / developers as per provisions of A.P.U.A (D) Act, 1975.
7. The layout development work consist of road formation with Black top, providing of common septic tank drainage lines, internal water supply pipe lines, assured water supply source, providing electrical supply, lines along with street lights and avenue plantation and Water Harvesting Pits.
8. The applicant shall provide space for garbage hut, bus shelter space for electric transformer and milk booth as earmarked in the layout plan.
9. The layout applicant is directed to complete the above developmental works within a period of **3 YEARS** and submit a requisition letter for releasing of mortgage plots / area which is in favour of Metropolitan Commissioner, HMDA duly enclosing letter of GHMC, in regard to roads, open spaces taken over by the Local Body.
10. The applicant shall not be permitted to sale the plots / area which is mortgaged in favour of HMDA i.e., from **Plot.Nos.314, 315, 316 & 317** and the local body shall ensure that, no development like buildings authorisedly or unauthorisedly should come up in the site.
11. The applicant is permitted to sale the plots, other than mortgaged plots as mentioned in item No.10 above.

12. The Commissioner shall not approved and release any building permission or allow any unauthorized developments in the area under mortgaged to HMDA in particular, and in other plots of the layout in general until and unless the applicant has completed the developmental works and then got released the mortgaged land from HMDA.
13. The layout applicant shall display a board at a prominent place in the above site showing the layout pattern with permit L.P.No., and with full details of the layout specifications and conditions to facilitate the-public in the matter.
14. The Commissioner should ensure that the open space shall be developed by the applicant along with other developments with ornamental compound wall and grill as per sanctioned layout plan.
15. The GHMC shall ensure that area covered by roads and open spaced of the layout shall take over from the applicant, by way of notarized affidavit, before release of layout to the applicant, after collecting the necessary charges and fees as per their rules in force.
16. The GHMC shall also ensure that all the open spaced shown in the layout must be developed with greenery by the applicant before it is taken over by the Municipality.
17. The permission does not any public agency including HMDA to acquire the lands for any public purpose as per law.
18. The applicant should permit the neighbours from the though access of 30'-0" wide road as shown in the plan.
19. In future expansion area the case the applicant propose other than group housing scheme (gated community) a 40'-0' wide approach road should be form from the existing site under reference to existing 40'-0" wide C.C.Road.
20. The applicant should comply the conditions laid down in the G.O.Ms.No.86, dt.3.3.2006, G.O.Ms.No.171, dt.19.4.2006 & G.O.Ms.No.623, dt.1.12.2006 with reference to mortgaging from the local body etc.
21. The Draft Gated Community extension layout is released and considered as per the Hon'ble High Court Orders dt.27-2-2009 in W.P.MP.No.5064 of 2009 in W.P.No.3893 of 2009 and subject to out come of final orders in W.P.No.3893 of 2009 with reference NOC for Non-Agricultural Purpose as per APAL Act 2006.
22. Earlier the Draft Group Housing Layout (Gated Community) released on 25-3-2008 as per the interim order of the Hon'ble High Court in W.P.M.P.No.2946 of 2008, subject to outcome of final orders in W.P.No.2286 of 2008.
23. As per the Hon'ble High Court Orders dt.4-12-2009 in W.P.MP.No.34496 of 2009 in W.P.No.26502 of 2009 the extension of draft layout (gated community) is released and considered and subject to out come of final orders in W.P.No.26502 of 2009 with reference to National Savings Certificate.

24. To demarcate the roads and open spaces etc as on the ground.
25. To mortgage the 5% of land as shown in the layout and to fence and display the board to the mortgage plots after confirmation as on the ground.
26. Draft Layout is considered basing on the affidavit submitted by the applicant with reference to RDO Certificate in respect of APAL, Agriculture to Non-Agriculture.

Yours faithfully,  
Sd/-  
for Metropolitan Commissioner

Copy to :


M/s.Mehta & Modi Homes & others,  
5-4-187/3-4, IInd Floor, Soham Mansion, M.G.Road,  
SECUNDERABAD - 5000 03.

The Dist. Registrar, R.R.District, Moosapet, Hyderabad.  
for information and necessary action.

The Spl.Officer & Comp. Authority, Urban Land Ceilings,  
3<sup>rd</sup> floor, Chandra Vihar Complex, M.J.Road, Hyderabad.

The Collector, R.R.District, 177-Khairtabad, Lakdikapool, Hyderabad.

//t.c.f.b.o//

  
Divl.Admn.Officer(Plg).



**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

(G.H.M.C. Building) 3<sup>rd</sup> Floor,  
West Marredpally, Secunderabad - 500 026.

PLANNING DEPARTMENT [Dev.Control]

Letter.No.2698/MP2/Plg/HMDA/2007

Dated: 04-08-2009

To  
Sri.Soham Modi,  
M/s.Mehta & Modi Homes & others,  
5-4-187/3-4, IInd Floor,  
Soham Mansion, M.G.Road,  
SECUNDERABAD - 5000 03.

Sir,

Sub:- HMDA - Plg. (DC) - Application for Permission for development of Land under Revised Group Housing Layout in Sy.No.31, 40(P), 41(P), 42, 44, 45 and 55 of Chengicherla (V), Ghatkesar (M), R.R.District-for residential purposes - Intimation of Development Charges, Processing Charges & other Miscellaneous charges Demarcation of Plots fencing of Mortgaged Plots & Submission of E.C, - Affidavit - Mortgaged Deed & after Mortgage plots - Submission of E.C. - Reg.

- Ref:-1. Your application dated. 26-2-2007.  
2. This office letter even No. dt.25-3-2008 draft layout.  
3. Your application dated. 2-4-2008.

\* \* \*

With reference to your application 3<sup>rd</sup> cited, it is to state that, your proposal for construction of Housing Units (Detached) has been examined under the provisions of Section-19 of HMDA Act 2008. In this regard, you are requested to comply the following.

The following charges are to be remitted through separate challans in favour of Metropolitan Commissioner, HMDA at Cash Collection Counter, I.O.B., Extension Counter, HMDA premises, Secunderabad.

Contd.....2/-

4. A copy of unsigned layout plan is enclosed while showing plots to be mortgaged.
5. Further you are advised to comply with the following:
  - i. INDEMINITY BOND -- On Rs.100/- (Rs. One hundred only)  
Non-Judicial stamp paper as per format enclosed.
  - ii. DEED OF MORTGAGE -- On Rs.100/- (Rs. One hundred only)  
BY CONDITIONAL SALE Non-Judicial stamp paper in the enclosed  
(Under Article-48 of Schedule format duly registered by the Registration  
I-A of Indian Stamps Act). Department Mortgaging 5% units  
Plot.No.393 and 394 to an extent of 357  
sq.mtrs., favour of HMDA, as per the plan  
annexed to this letter.

Further you are advised to indicate the date of execution of Mortgage Deed, so as to depute the concerned JPO to the Sub-Registrar Office.

In view of the above, you are requested to complete the above 1 to 3 items and payment of fees and charges as indicated above. Your compliance should reach the undersigned within one month from the date of receipt of this letter failing which action will be taken to close this file.

**Subject to the Following Conditions:**

1. The applicant has filed W.P.No.3893 of 2009 in the Hon'ble High Court regarding NOC for Non-Agriculture Purpose High Court has issued orders dt.27-2-2009 for release of the draft layout, applicant shall comply court orders.
2. To submit the National Savings Certificate to an amount of Rs.3,00,000/- before release of the draft layout by HMDA.
3. To demarcate the roads and open spaces etc as on the ground.
4. To mortgage the 5% of land as shown in the layout and to fence and display the board to the mortgage plots after confirmation as on the ground.
5. Draft Layout is considered basing on the affidavit submitted by the applicant with reference to RDO Certificate.

Yours faithfully,  
Sd/-  
Metropolitan Commissioner

//t.c.f.b.o//

  
Divl. Admn. Officer (Plg.)



o/c

Dt. 15.04.2010

From:  
Mehta & Modi Homes & Others,  
5-4-187/3 &4, II Floor,  
Soham Mansion, M. G. Road,  
Secunderabad – 500 003.

To  
The Commissioner,  
Town Planning Section, H.O,  
Greater Hyderabad Municipal Corporation,  
Tank Bund Road,  
Hyderabad.

Dear Sir,

**Sub: Payment of fee and submission of documents**  
**Ref: Your letter No. B/303/CCP/TPS/GHMC/2010/720 dated 08.04.2010.**

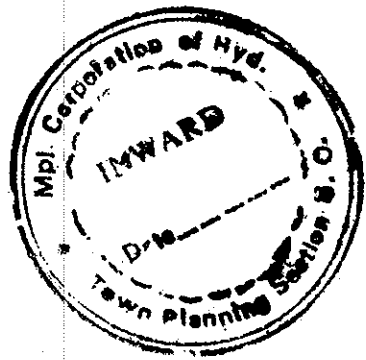
We have applied to HMDA for group housing gated community residential lay-out in Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Kapra Circle, Ghatkesar Mandal, R.R.Dist, Hyderabad and the same has been approved and forwarded to GHMC for release.

Please find enclosed herewith a Manager's Cheque bearing No.155310 dated 13.04.2010 drawn on HDFC Bank, S. D. Road, Secunderabad for **Rs. 5,93,755/-** (Rupees Five Lakhs Ninety Three Thousand Seven Hundred and Fifty Five only) in favour of "Commissioner, GHMC" towards fee and charges for the proposals submitted to you for construction of Individual residential bungalows (Gated Community /Group Housing) in Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Kapra Circle, Ghatkesar Mandal, R. R. Dist, Hyderabad.

We are also complying the following conditions as per your above referred letter:

1. We assure you that we will plant trees in our site as per GHMC rules and regulations
2. We will construct the rain water harvesting pits/structures which are shown in the site plan which is submitted to HMDA and to you.
3. The requirements prescribed under clause 20 notarized affidavit handing over to GHMC the Ground/First or Second Floor before releasing the permission of G.O. Ms. No. 86 dt. 03.03.2008 are applicable only for buildings above 6 meters height. All our bungalows are ground + one upper floor only.
4. The requirements prescribed under 7.2 (i), (iii), (iv), (v) and (vii) of G.O. Ms.No. 86 dt. 03.03.2008 are applicable only for buildings above 10 meters height.
5. No undertakings are submissible as per G.O. Ms. No. 541 M.A dated 17.11.2000.
6. Contractor's all risk insurance policy for a period of 3 (three) years is enclosed herewith.
7. Enclosed Tracing cloth prints of site plan, type design plan and amenities block plan – 3 Nos duly signed by the Owner, Builder, Architect and Structural Engineer.
8. Photographs of Display board showing the plan, elevation, section, site plan and location plan of the proposed lay-out – 3 Nos.
9. Xerox copies of Ownership documents – 7 Nos duly attested.

TP3  
R... DD  
15/4/2010



Apart from the above we also enclosed herewith the following:

1. Affidavit – (b1) typed on Rs. 100/- non-judicial stamp paper duly notarized
2. Undertaking – (d1) typed on Rs.100/- non-judicial stamp paper duly notarized
3. Undertaking – (d3) typed on Rs.100/- non-judicial stamp paper duly notarized
4. Declaration –cum- Undertaking – (f1) typed on Rs.100/- non-judicial stamp paper duly notarized
5. Supervision Undertaking typed on Rs. 100/- non-judicial stamp paper duly notarized.
6. *plans Self Govt*

There is an overlap between the charges being paid to GHMC and the charges already paid to HMDA. We are paying the said amount under protest with a request to reconsider the demand. In the mean time we request you to release the said building permit/ sanction at the earliest.

Thanking you,

Yours faithfully,

**For Mehta & Modi Homes & others**

  
(Soham Modi)

Encl: Manager's Cheque for Rs. 5,93,755/- and other papers/documents as mentioned above.



We understand your world

**MANAGER'S CHEQUE**

VALID FOR SIX MONTHS FROM THE DATE OF ISSUE

Ref. No. 004212064391

DATE 13/04/2010

COMMISSIONER GHMC

A/C PAYEE ONLY  
NOT NEGOTIABLE

PAY

FIVE LAC NINETY THREE THOUSAND SEVEN HUNDRED FIFTY FIVE ONLY

OR ORDER

RUPEES

Rs. \*5,93,755.00

For HDFC BANK LTD.

HDFC BANK LTD.

HYDERABAD - SECUNDERABAD

SECUNDERABAD - 500 003

*S. Anand*  
B6836  
AUTHORISED SIGNATORIES

⑈ 155310⑈ 500240003⑈ 999991⑈ 12

Secunderabad forms (P) Ltd. Chennai. (01-10)



Date : 14 Apr 2010  
Policy Number : CCX/I0239114/51/04/C25112  
Client ID : 00416969



M/s GHMC AND MEHTA & MODI HOMES  
5-4-187/3&4 2nd FLOOR  
SOHAM MANSION  
MG ROAD  
SECUENDRABAD-500003  
ANDHRA PRADESH

M/s GHMC AND MEHTA & MODI HOMES,

Welcome to Bharti AXA General Insurance Co. Ltd

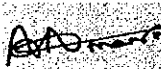
Congratulations! You have made the right choice by selecting the Bharti AXA Contractors All Risk Insurance Policy. Your policy no (CCX/I0239114/51/04/C25112) will be your friend in need.

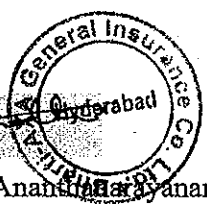
Bharti AXA, with its world-class service, will reach out to you with a range of benefits, including a fast, fair and friendly claims-settlement experience. We will be at your side, providing quality solutions and convenience at every step. By going in for this policy, you have bought yourself peace of mind!

The policy guidelines and the details of your insurance coverage are available in the enclosed policy document. Should you have any questions, please contact your Bharti AXA insurance advisor or call our toll free number 1 800 103 2292 You can also e-mail us at [customer.service@bharti-axagi.co.in](mailto:customer.service@bharti-axagi.co.in) or register your query in the support section at [www.bharti-axagi.co.in](http://www.bharti-axagi.co.in). We are there to help you.

We thank you for reposing faith in Bharti AXA General Insurance Co. Ltd and look forward to adding value to our relationship by providing more services and benefits in the years to come.

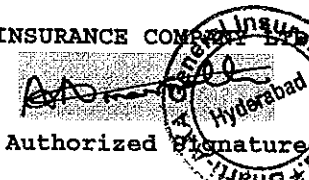
Warm regards,

  
Dr Amarnath Anandharayanana  
Chief Executive Officer



**BHARTI AXA GENERAL INSURANCE COMPANY LTD**  
 3rd Floor, 6-3-666/B/6,  
 Gokul Towers,  
 Punjagutta,  
 Hyderabad-500082  
 Tel:+91 40 4433 7100 Fax:040-44337101  
 Email: customer.service@bharti-axagi.co.in

**Contractors All Risk Insurance**  
**TAX INVOICE**  
**NEW BUSINESS**  
**Original**

POLICY INFORMATION		Policy No.
Source	: 51000554	1068740289111/51/02/025112
Insured	: GHMC AND MEHTA & MODI HOMES	
Address	: 5-4-187/3&4 2nd FLOOR SOHAM MANSION MG ROAD SECUENDRABAD-500003 ANDHRA PRADESH	
Period of Insurance	: From 00:01 Hours on 13/04/2010 To Midnight on 12/04/2013	
Transaction No.	: 00001	
Accounting Month / Year	: 01 2011	
Billing Currency	: INR	Exchange Rate : 1.0000
Gross Premium INR	Charges INR	Total Payable INR
15,300.00	(S.TAX 10.30%) 1,575.90	16,876.90
BHARTI AXA GENERAL INSURANCE COMPANY LTD  Authorized Signature		
Service Tax Registration No. AADCB2008DST001		
Issued by - INB0291 on 14/04/2010		

**BHARTI AXA GENERAL INSURANCE COMPANY LTD**  
 3rd Floor, 6-3-666/B/6,  
 Gokul Towers,  
 Punjagutta,  
 Hyderabad-500082  
 Tel:+91 40 4433 7100 Fax:040-44337101  
 Email: customer.service@bharti-axagi.co.in

**Contractors All Risk Insurance**  
**POLICY SCHEDULE**  
**NEW BUSINESS**  
**Original**

**POLICY INFORMATION** Policy No: 1006/10089444/51/04/10-13

Source : 51000554

Insured : GHMC AND MEHTA & MODI HOMES  
 Address : 5-4-187/3&4 2nd FLOOR  
 SOHAM MANSION  
 MG ROAD  
 SECUENDRABAD-500003  
 ANDHRA PRADESH

Period of Insurance : From 00 Hours on 13/04/2010 To Midnight on 12/04/2013  
 including Months/s Testing Period

Maintenance Period : Months

**PREMIUM**

Premium : INR 15,300.00  
 S.TAX 10.30% : INR 1,575.90  
 Total Premium : INR 16,876.90

**RISK DETAILS**

Risk Number : 1

Job Site :  
 SY NO-31, CHERLAPALLY, RANGAREDDY, ANDHRA PRADESH

Business/Occupation : CONSTRUCTION OF DUPLEX RESIDENTIAL INDIVIDUAL HOME

Contract Title : CONSTRUCTION OF DUPLEX RESIDENTIAL INDIVIDUAL HOUSES  
 SITUATED AT SY NO-31, CHERLAPALLY FOR A PERIOD OF 3  
 YEARS

**MATERIAL DAMAGE**

<u>Item</u>	<u>Description of Coverage</u>	<u>Sum Insured</u>
01	PROJECT COST	10,000,000.00
Total Sum Insured :		10,000,000.00

Subject to Memoranda, Clauses, Warranties and Endorsement attached hereto

**I037 - TERRORISM INCLUSION**

"It is hereby and declared and agreed that in consideration of payment of additional premium the Terrorism Damage Exclusion (e) of General exclusions forming part of the within mentioned policy stands deleted. The expression/s "terrorism and/ or act of terrorism" shall have the same meaning/s contained in Terrorism Damage Exclusion Warranty.  
 This endorsement does not cover loss of or damage caused by

**BHARTI AXA GENERAL INSURANCE COMPANY LTD**  
 3rd Floor, 6-3-666/B/6,  
 Gokul Towers,  
 Punjagutta,  
 Hyderabad-500082  
 Tel:+91 40 4433 7100 Fax:040-44337101  
 Email: customer.service@bharti-axagi.co.in

**Contractors All Risk Insurance**  
**POLICY SCHEDULE**  
**NEW BUSINESS**  
**Original**

Policy No. CG/40260100/51/04/0551172

A)  
 I. Total or partial cessation of work or the retardation or interruption or cessation of any process or operations or omissions of any kind.  
 II. Permanent or temporary dispossession resulting from confiscation, commandeering, requisition or destruction by order of the Government of any lawfully constituted Authority.  
 III. Permanent or temporary dispossession of any building or plant or unit of any machinery resulting from the unlawful occupation by any person of such building or plant or unit or machinery or prevention of access to the same.  
 IV Burglary, housebreaking, theft, larceny or any such attempt or any omission of any kind of any person  
 (whether or not such act is committed in the course of a disturbance of public peace) in any action taken in respect of any act of terrorism.  
 B) Loss or damage, cost of expenses of whatsoever nature directly or indirectly caused by resulting from or in connection with any action taken in controlling, preventing, suppressing or in any way relating to action taken in respect of any act of terrorism.  
 If the company alleges that by reason of this exclusion, any loss, damage, cost of expenses is not covered by this insurance the burden of proving the contrary shall be upon the insured.  
 The limit of coverage under this endorsement shall not exceed the amount stated in the Schedule.  
 In the event of several insurances within the same location with all Indian insurers, the maximum aggregate loss (MD+LOP) payable per compound/location by all Indian Insurers shall be Rs.750 crores. If the actual aggregate loss suffered at one location is more than Rs.750 crores the amounts payable under individual policies shall be reduced on pro rata basis.  
 The coverage under this endorsement is subject to an excess of 0.5% of the total sum insured subject to a minimum of Rs.100,000 for each and every claim in respect of both material damage and loss of profits combined."

Risk Number : 2

Job Site :

SY NO-31, CHERLAPALLY, RANGAREDDY, ANDHRA PRADESH

Business/Occupation : CONSTRUCTION OF DUPLEX RESIDENTIAL INDIVIDUAL HOME

Contract Title : CONSTRUCTION OF DUPLEX RESIDENTIAL INDIVIDUAL HOUSES SITUATED AT SY NO-31, CHERLAPALLY FOR A PERIOD OF 3 YEARS

**MATERIAL DAMAGE**

<u>Item</u>	<u>Description of Coverage</u>	<u>Sum Insured</u>
01	TERRORISM	10,000,000.00

CONTRACT

**BHARTI AXA GENERAL INSURANCE COMPANY LTD**  
 1st Floor, Ferns Icon, Survey No.28, Doddanakundi village, K.R.Puram Hobli Bangalore - 37 Toll Free No: 1 800 402 2262  
 Tel: 91 80 40260100 Fax: 80 40260101 Email: customer.service@bharti-axagi.co.in

Continuation page 2

**BHARTI AXA GENERAL INSURANCE COMPANY LTD**  
3rd Floor, 6-3-666/B/6,  
Gokul Towers,  
Punjagutta,  
Hyderabad-500082  
Tel: +91 40 4433 7100 Fax: 040-44337101  
Email: customer.service@bharti-axagi.co.in

**Contractors All Risk Insurance**  
**POLICY SCHEDULE**  
**NEW BUSINESS**  
**Original**

Policy No. : BCG/10239114/51/04/c25112

Total Sum Insured : 10,000,000.00

**MEMORANDA, CLAUSES, WARRANTIES & ENDORSEMENTS**

NAME OF PRINCIPAL:  
GHMC

NAME OF CONTRACTOR:  
MEHTA & MODI HOMES

POLICY ISSUED NAME:  
GHMC AND MEHTA & MODI HOMES


SUM INSURED DETAILS:  
PROJECT COST RS. 10000000/-

EXCESS DETAILS:  
NORMAL: 5% OF THE CLAIM AMOUNT SUBJECT TO MINIMUM OF  
RS. 25000/-

AOG/MAJOR PERILS/COLLAPE:  
5% OF THE CLAIM AMOUNT SUBJECT TO MINIMUM OF RS. 100000/-

CLAUSES/WARRANTY:  
1. PROJECT NOT YET STARTED

BHARTI AXA GENERAL INSURANCE COMPANY LTD

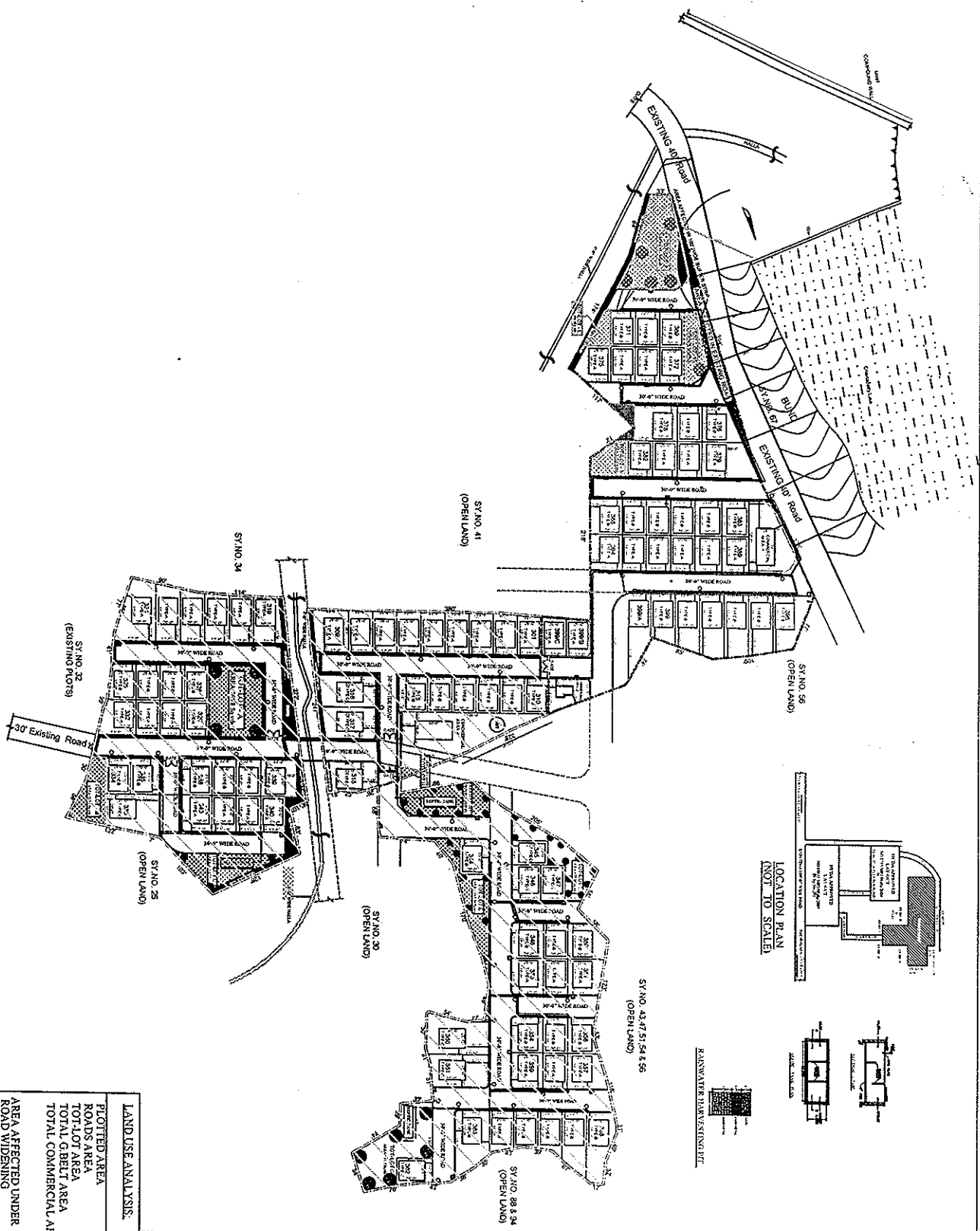
*[Signature]*  
Authorized Signature  


**IMPORTANT :**  
This Schedule should be read in conjunction with the Terms and Conditions of the Policy.

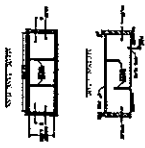
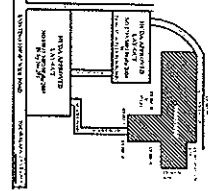
Issued by - INB0291 on 14/04/2010

**CONTRACT**  
BHARTI AXA GENERAL INSURANCE COMPANY LTD  
1st Floor, Ferns Icon, Survey No. 28, Doddanakundi village, K.R. Puram Hobli Bangalore - 37 Toll Free No: 1 800 103 2292  
Tel: 91 80 40260100 Fax: 80 40260101 Email: customer.service@bharti-axagi.co.in





LOCATION PLAN (NOT TO SCALE)



RAINWATER HARVESTING PIT

REVISED PLAN SHOWING THE PROPOSED GROUP HOUSING LAYOUT IN SY. NO. 5, SURROUNDING TO PLOT 42, 44, 45 & 50, COLONIA (CHERAPALLI) VILLAGE OF PALAKKASSI, MANDAL, K. DIST.

**BELONGS TO**

- M/S. MEHTA & MODI HONES REPRESENTED BY ITS MANAGING PARTNERS M/R. SOHAN MODI
- M/S. HETAL & PARISHI DO. MR. KRISHNA KANTH & PARIKH
- M/R. BRAVESH PARIKH, SO. MR. BHARAT S. PARIKH
- M/R. PIVISHI PARIKH, SO. MR. JAGADISH PARIKH & M/S. AIRS PATRIKA B BHATT, W/O. MR. DHASKAR K BHATT

**REFERENCE:**

- TYPE-A: EAST FACING HOUSE - 45 NOS
- TYPE-B: WEST FACING HOUSE - 47 NOS
- TYPE-C: NORTH FACING HOUSE - 47 NOS
- TYPE-D: SOUTH FACING HOUSE - 41 NOS
- TOTAL NO. OF INDEPENDENT HOUSES : 100 NOS.

**REFERENCE:**

- LAYOUT BOUNDARY
- WATER HARVESTING PIT
- STREET LIGHTS
- WATER LINES
- DRAINAGE LINES
- ELECTRICAL LINES
- TRANSFORMER

TOTAL NO. OF PLOTS : 103 NOS.

TOTAL LAYOUT AREA : 43,257.50 SQYDS

HUDA APPROVED LAYOUT AREA : 29,167.44 SQYDS

AREA AFFECTED UNDER 100' WIDE BUFFER STRIP : 91.0 SQYDS

PROPOSED ADDITIONAL LAYOUT AREA (OS) : 13,550.0 SQYDS

NET LAYOUT AREA : 13,550.0 SQYDS

TOT. LOT AREA:	REFERENCES
TOT. LOT A: 761.21 Sqyds.	PROPOSED: [Symbol]
TOT. LOT B: 337.64 Sqyds.	APPROVED: [Symbol]
TOT. LOT C: 413.08 Sqyds.	
TOT. LOT D: 511.11 Sqyds.	
TOT. LOT E: 497.36 Sqyds.	
TOT. LOT F: 477.34 Sqyds.	
TOT. LOT G: 781.7 Sqyds.	
TOT. LOT H: 21.41 Sqyds.	
TOT. LOT I: 741.0 Sqyds.	
TOT. LOT J: 264.8 Sqyds.	
TOT. LOT K: 106.8 Sqyds.	
TOT. LOT L: 227.2 Sqyds.	
TOT. LOT M: 168.72 Sqyds.	
TOTAL AREA: 5,168.72 SQYDS.	

**LAND USE ANALYSIS:**

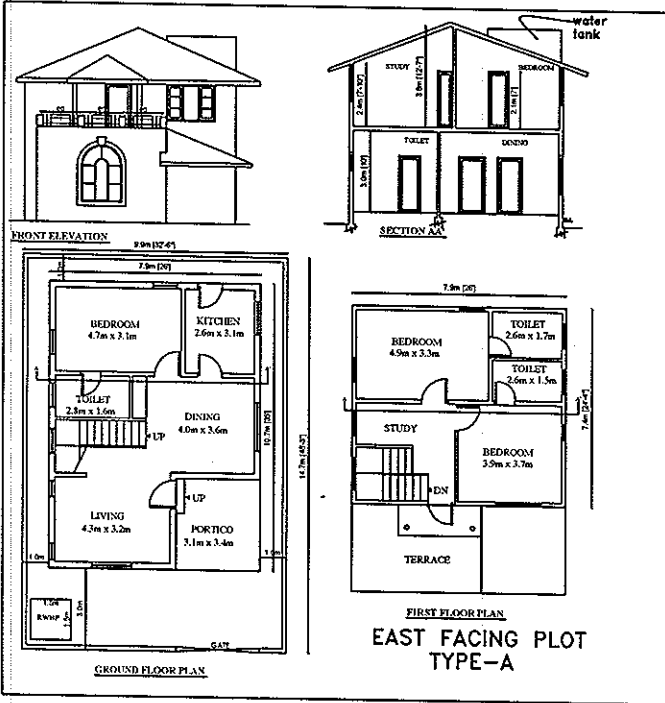
LAND USE ANALYSIS:	APPROVED LAYOUT AREA	ADDITIONS IN PROPOSED LAYOUT AREA	TOTAL LAYOUT AREA
PLOTTED AREA	13,595.51 SQYDS.	7,785.2 SQYDS.	25,178.71 SQYDS. - 33.38 %
ROADS AREA	8,514.86 SQYDS.	3,413.60 SQYDS.	11,928.46 SQYDS. - 27.58 %
TOT. LOT AREA	3,829.47 SQYDS.	1,603.75 SQYDS.	5,433.22 SQYDS. - 12.56 %
TOTAL GBELT AREA	606.39 SQYDS.	749.48 SQYDS.	1,355.87 SQYDS. - 3.63 %
TOTAL COMMERCIAL AREA	823.21 SQYDS.	749.48 SQYDS.	1,572.69 SQYDS. - 3.63 %
AREA AFFECTED UNDER ROAD WIDENING			449.0 SQYDS. - 1.04 %
AREA AFFECTED UNDER 100' BUFFER STRIP			91.0 SQYDS. - 0.21 %
TOTAL AREA	29,167.44 SQYDS.	13,550.03 SQYDS.	42,717.47 SQYDS. - 100 %

SCALE - 1" = 50'

OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE





REVISED PLAN SHOWING THE PROPOSED GROUND & FIRST FLOOR BUNGALOWS IN SY.NO.S 31,40(P),41(P),42,44,45 & 55 SITUATED AT CHINNA CHERLAPALLY VILLAGE,GHATKESAR MANDAL ,R.R.DIST.

**BELONGING TO :**

- 1.M/S MEHTA & MODI HOMES , REPRESENTED BY ITS MANAGING PARTNER MR.SOHAM MODI , S/O.MR.SATISH MODI
- 2.MS.HELAL K.PARIKH , D/O.MR.KRISHNA KANTH S.PARIKH
- 3.MR.PRAVESH B.PARIKH, S/O.MR.BHARAT S.PARIKH
- 4.MR.PIYUSH J.PARIKH, S/O.MR.JAGADISH S.PARIKH
- 5.MRS.PATHIKA B.BHATT, W/O.MR.BHASKAR K.BHATT

**SPECIFICATIONS:-**

FOUNDATION	- CC BED & CRS IN CM
BASEMENT	- CRS IN CM
SUPERSTRUCTURE	- BRICK IN CM
COLUMN, LINTEL	- R.C.C.
ROOF CHAJJA	- R.C.C.
PLASTERING	- IN CM
DOORS & WINDOWS	- WOOD
SHUTTERS	- R/S
ELECTRICAL	- AS PER STANDARD
SANITARY	- AS PER STANDARD

**JOINERY:**

DOORS	D	: 1.1m x 2.0m
	D-1	: 0.9m x 2.0m
WINDOWS	W	: 1.8m x 1.2m
	W-1	: 1.2m x 1.2m
VENTILATORS		: 0.5m x 0.3m

**REFERENCE :**

- TYPE-A : EAST FACING HOUSE -16 NO.S  
TYPE-B : WEST FACING HOUSE -19 NO.S

**AREAS :**

**TYPE-A :**

GROUND BUILT UP AREA	: 73.70 Sq.mts. or 88.14 Sq.yds.
FIRST FLOOR BUILT UP AREA	: 58.6 Sq.mts. or 70.08 Sq.yds.
TOTAL BUILT UP AREA	: 132.3 Sq.mts. or 158.23 sq.yds.

**TYPE-B :**

GROUND BUILT UP AREA	: 72.70 Sq.mts. or 86.94 Sq.yds.
FIRST FLOOR BUILT UP AREA	: 76.10 Sq.mts. or 91.01 Sq.yds.
TOTAL BUILT UP AREA	: 148.80 Sq.mts. or 177.95 Sq.yds.

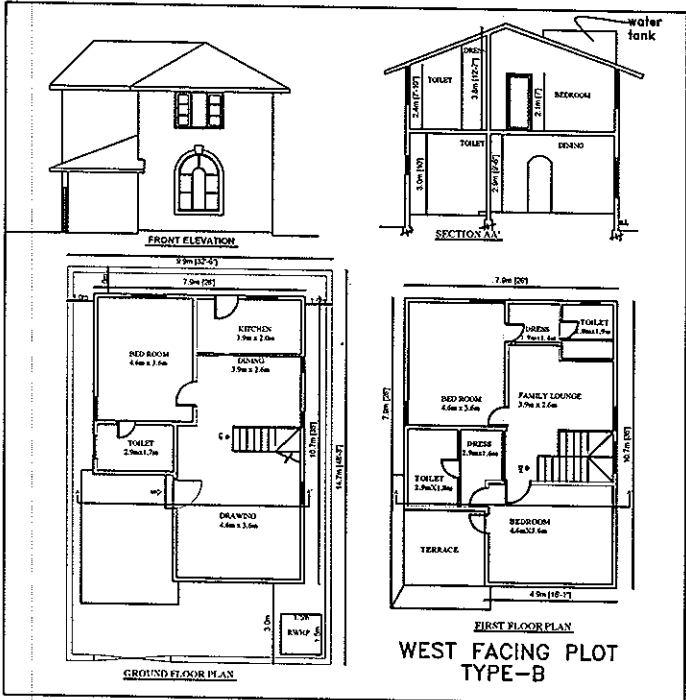
**REFERENCE / PROPOSED**

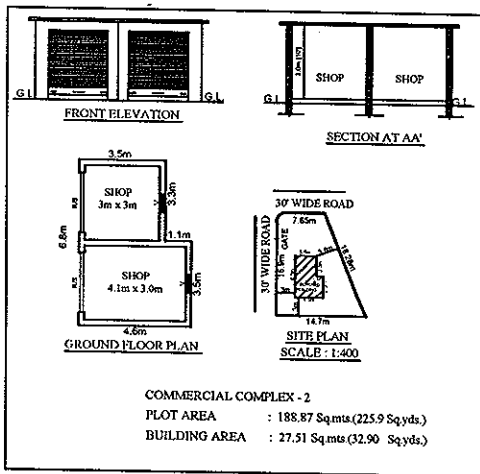
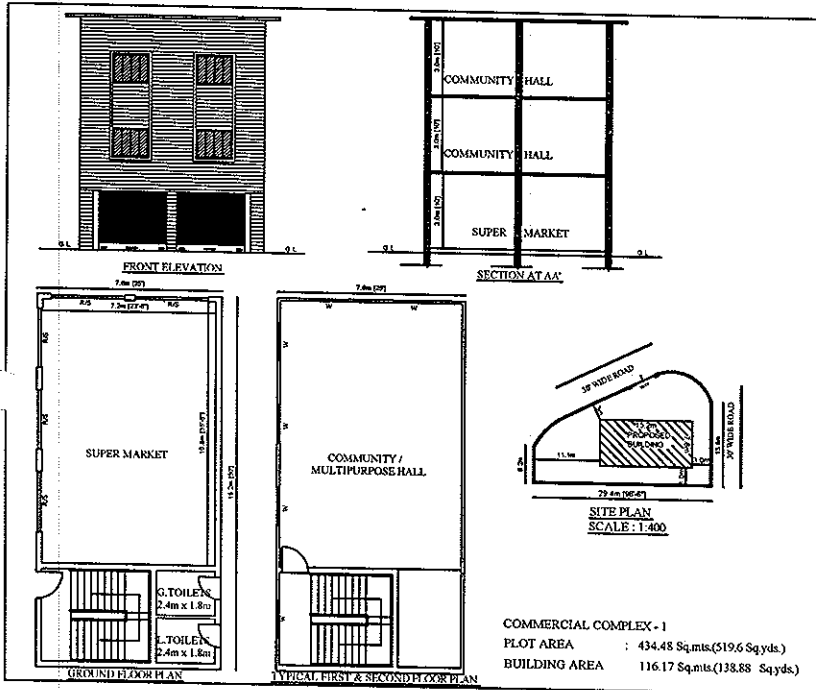
**SCALE:** 1:100

**OWNER'S SIGNATURE:**

**ARCHITECT'S SIGNATURE:**

**STRUCTURAL ENGINEER SIGN:**





REVISED PLAN SHOWING THE PROPOSED COMMERCIAL COMPLEXES IN SURVEY NO.31,40(p),41(p),42,44,45 & 55 SITUATED AT CHINNA CHERLAPALLY VILLAGE, GHATKESAR MANDAL, R.R. DIST.

BELONGING TO:

1. M/S MEHTA & MODI HOMES, REPRESENTED BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI
2. MS. HETAL K. PARIKH D/O. MR. KRISHNA KANTH S. PARIKH
3. MR. PRAVESH B. PARIKH S/O. MR. BHARAT S. PARIKH
4. MR. PIYUSH J. PARIKH S/O. MR. JAGADISH S. PARIKH
5. MRS. PATHIKA B. BHATT W/O. MR. BHASKAR K. BHATT

SPECIFICATIONS:-

FOUNDATION :- CC BED & CRS IN CM  
 BASEMENT :- CRS IN CM  
 SUPERSTRUCTURE :- BRICK IN CM  
 COLUMN, LINTEL :- R.C.C.  
 ROOF CHAJJA :- R.C.C.  
 PLASTERING :- IN CM  
 DOORS & WINDOWS :- WOOD  
 SHUTTERS :- R/S  
 ELECTRICAL :- AS PER STANDARD  
 SANITARY :- AS PER STANDARD

JOINERY:

DOORS : 1.00X2.00  
 WINDOW : 1.50X1.20  
 VENTILATOR : 0.80X0.30  
 SHUTTER : 3.0X3.0 & 2.4X3.0

REFERENCE PROPOSED

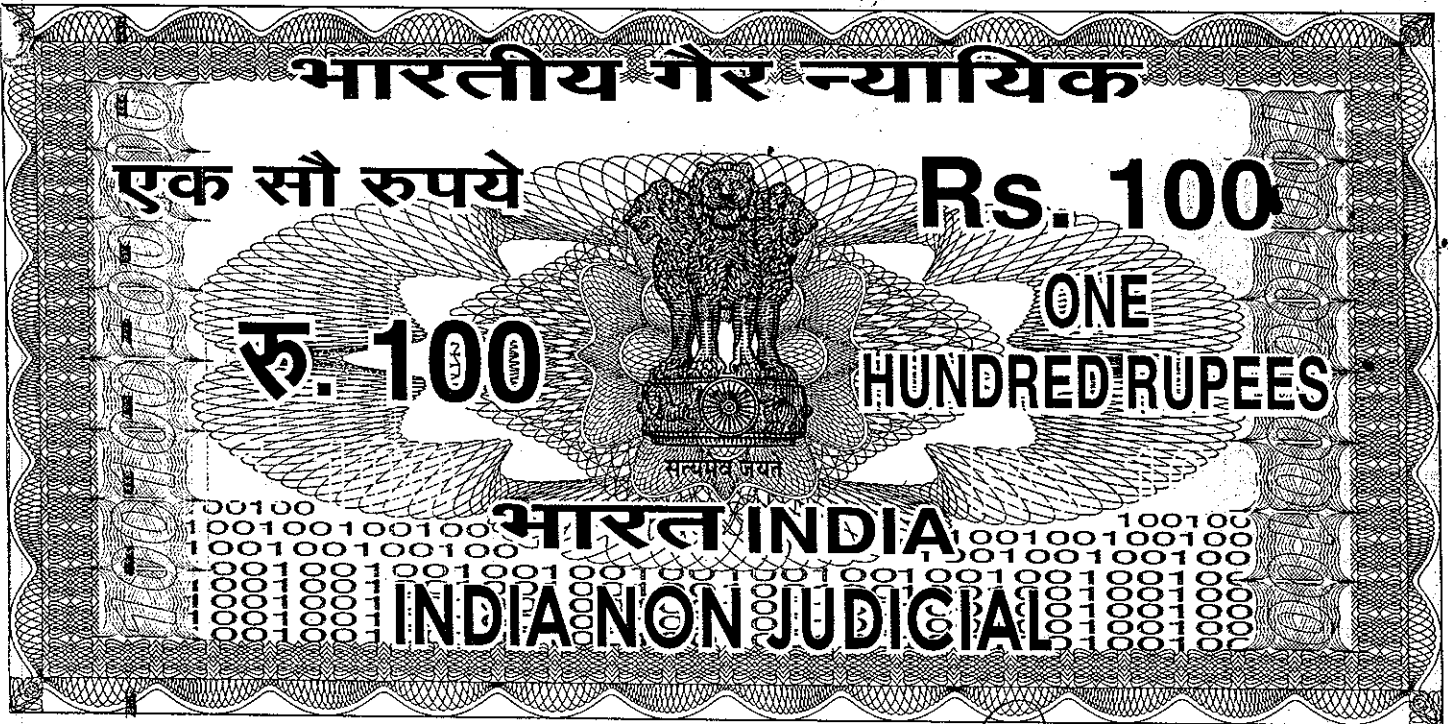
SCALE: 1:100

OWNER'S SIGNATURE:

ARCHITECT'S SIGNATURE:

STRUCTURAL ENGINEER SIGN:





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 713105

S.No. 4490 Date 09/02/2010 Rs. 1000

Sold to Venkatesh

S/o. D/o. W/o. Q. A. Rao

For Whom Mehta & Modi Homes

K. SATISH KUMAR  
SVL.No.13/2000 R.No.16/2009  
5-2-30, Premavathipet (V),  
Rajendranagar (M), R.R. Dist.

**AFFIDAVIT - (b-1)**

We Mehta & Modi Homes having its office 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 38years, Occupation: Business, resident of Plot No 280, Road No 25, Jubilee Hills, Hyderabad do hereby solemnly affirm and state on oath as under:

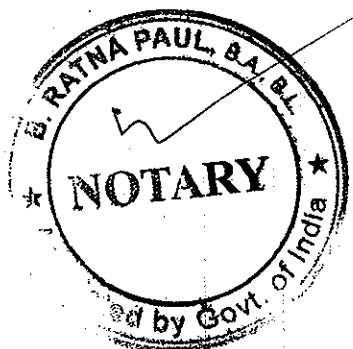
We submit that we are aware about the provisions contained under A. P. Municipal Law and A. P. Urban Area (Dev) Amendment Act, 1992 i.e., Act No. 7 of 1992.

We are the joint owners of the property bearing Sy. Nos. 31, 40 (P), 41 (P), 42, 44, 45 & 55 of Cherlapally Village, GHMC Kapra Circle, Ghatkesat Mandal, Hyderabad, R. R. Dist, A.P. We have submitted attested copy of title deeds of land/building duly attested by a Gazetted Officer.

We are within the limits prescribed under the Ceiling Act as per property is not exceeding Ceiling Limits.

For Mehta & Modi Home's

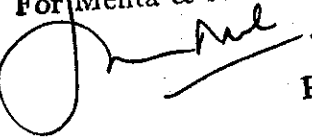
Partner



We declare that the total extent of land held by me, our spouse or unmarried children does not exceed the ceiling limits.

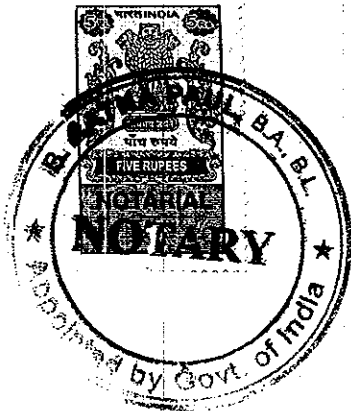
In the event of any claim set forth by the Competent Authority under the urban land ceiling Act whereby it has been declared that we are holding excess land we shall be solely responsible for the consequences raising there to, and mere grant of permission will not create any legal right in me and we hereby declare that we will surrender such extent, if so declared and acquired without any objection whatsoever either on my behalf or on behalf of my spouse or unmarried children.

It is submitted that we are within the ceiling limits. As per the provisions under Sec. 2(4) (b) we are submitting that affidavit which may be treated as declaration it claiming the real facts as per the provisions of the Act. Hence this affidavit is submitted.


For Mehta & Modi Home's  
  
Partner's

DEPONENT

NOTARY



ATTESTED

  
**B. RATNA PAUL**  
ADVOCATE & NOTARY  
Plot No.24, H.No.10-123/4,  
Street No.12, HMT Nagar, Nacharam,  
HYDERABAD R.R Dist-500 076



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 713106

S.No. 4491 Date 09/02/2010 Rs. 100  
 Sold to Venkatesh  
 S/o. B/o. W/o. A. P. Rao  
 For Whom Mehta & Modi Homes

K. SATISH KUMAR  
 SVL.No.13/2000 R.No.16/2009  
 5-2-30, Premavathipet (V),  
 Rajendranagar (M), R.R. Dist.

**UNDER TAKING - (d1)**

This under taking is made and executed on this the 11<sup>th</sup> day of April 2010 at Secunderabad, Andhra Pradesh, India Jointly by :

**I. OWNER:**

Name of the Owner: **Mehta & Modi Homes & others**  
 Address: 5-4-187/3&4, II Floor, Soham Mansion,  
 M. G. Road, Secunderabad - 500 003

**II. BUILDER:**

(In case it is entrusted to builder)

Name of the Builder : **Modi Properties & Investments P.Ltd**  
 Address: 5-4-187/3&4, II Floor, Soham Mansion,  
 M. G. Road, Secunderabad - 500 003

For Mehta & Modi Home's

Partner

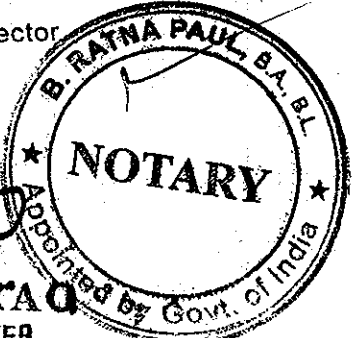
For Modi Properties & Investments Pvt. Ltd.

Managing Director

**ANAND SAGAR**

Architectural Associates,  
 Architects, Interior Designers, Engineers,  
 8-1-383, R.P. Road, Secunderabad-3.  
 : 27702085. (Fax) 27700000

**M. DATTATRI RAO**  
 STRUCTURAL ENGINEER  
 GHMC. Ls. No.: 134



A X

**III. ARCHITECT:**

Name of the Architect. Anand Sagar  
Reg. No. CA/76/2898  
Address. Architectural Associates,  
8-1-383, R. P. Road, Secunderabad - 500 003.

**IV. STRUCTURAL ENGINEER:**

Name of the Structural Engineer: M. Dattatreya Rao  
GHMC Reg. No: 134  
Address: Kulkarni Consultants, F-216, Kubera Towers,  
Narayanaguda, Hyderabad - 29.

Herein after called the parties of the 1<sup>st</sup> part, which terms shall include their legal heirs success

In favour of the Commissioner, GHMC here in after called the 2<sup>nd</sup> party, which terms shall include, their representatives, agent's officers and stag of the GHMC.

Where as the 1<sup>st</sup> person being party of the 1<sup>st</sup> party have applied for the gated community group housing lay-out cum building permission in Sy.Nos. 31, 40(P), 41 (P), 42, 44 & 55 of Cherlapally Village, GHMC Kapra Circle, Ghatkesar Mandal, Hyderabad, R.R.Dist. in accordance with provision-of-G.O.Ms.No.423, M.A. Dt: 31.07.1998 and G.O. Ms No. 541, M. A. dt 17-11-2000.

Where as the 2<sup>nd</sup> party imposed the following conditions for grant of the building permission.

That the 1<sup>st</sup> party shall employ a site Engineer, who shall maintain a register in which, the site Engineer, Architect and Structural Engineer shall record their comments at regular intervals i.e. at foundation level, and at each roof, slab level, and submit the periodical report to the 2<sup>nd</sup> party.

That the construction work shall strictly be proceeded with under the supervision of the Architect, Structural Engineer and Site Engineer, without which it shall be treated as construction without permission.

That in case Site Engineer /Structural Engineer /Architect is changed during the course of constructions or the Architect / Structural Engineer /Site Engineer-disassociates themselves with on going project, the fact shall immediately be reported to the 2<sup>nd</sup> party i.e., with in seven days by registered post/in person along with consent of newly engaged site Engineer/Architect/Structural Engineer.

That all the parties of the 1<sup>st</sup> party viz Owner, Builder, Architect, Structural Engineer and Site Engineer shall jointly and severly be held responsible for the structural stability during the building construction.

The 1<sup>st</sup> party in token of accepting the above conditions imposed by the 2<sup>nd</sup> party here by under takes and assures that all the above conditions will be strictly adhered too, and if the 1<sup>st</sup> party commits violation of any of the above conditions, the 2<sup>nd</sup> party is at liberty to take action deemed fit.

For Mehta & Modi Home's

*[Signature]*  
Partner

**ANAND SAGAR**

CA / 76 / 2898.

**Architectural Associates,**

Architects, Interior Designers, Engineers,  
8-1-383, R.P. Road, Secunderabad-3.

☎ : 27702085 / (Fax) 27700026

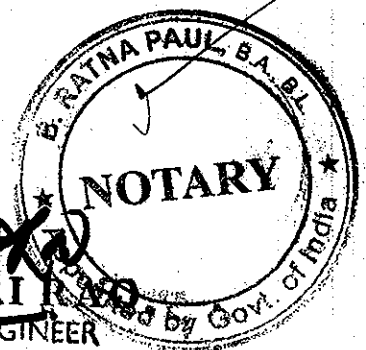
For Modi Properties & Investments Pvt. Ltd.

*[Signature]*  
Managing Director

**M. DATTATREYA RAO**

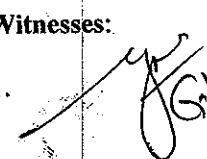
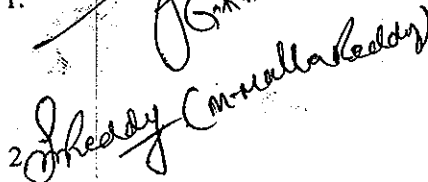
**STRUCTURAL ENGINEER**

GHMC. Ls. No.: 134





We the above named deponent do hereby solemnly affirm and certify that we have voluntarily executed, this undertaking with free will and signed this the 11<sup>th</sup> day of April 2010 in presence of the following witness.


Witnesses:

- 1.  G.K. Rao
- 2.  S. Reddy (Mulla Reddy)

Parties of 1<sup>st</sup> part

1.  For Mehta & Modi Home's  
Partner

2.  For Modi Properties & Investments Pvt. Ltd.  
Managing Director

3.  Architectural Associate  
Partner


4.  M. DATTATRAYA  
STRUCTURAL ENGINEER  
GHMC. Ls. No.: 134

Sworn & Signed before me.

Notary



ATTESTED

  
**B. RATNA PAUL**  
 ADVOCATE & NOTARY  
 Plot No.24, H.No.10-123/4,  
 Street No.12, HMT Nagar, Nacharam,  
 HYDERABAD R.R Dist-500 076





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 713109

S.No. 4494 Date 09/02/2010 Rs. 100  
Sold to Venkatesh  
S/o. D/o. W/o. A. Rao  
For Whom Mehta & Modi Homes

*[Signature]*  
K. SATISH KUMAR  
SVL.No.13/2000 R.No.16/2009  
S-2-30, Premavathipet (V),  
Rajendranagar (M), R.R. Dist.

**UNDERTAKING (D3)**

This Undertaking is made and executed on this the 11<sup>th</sup> day of April 2010 at Hyderabad, Andhra Pradesh, India Jointed By:

**Owners:**

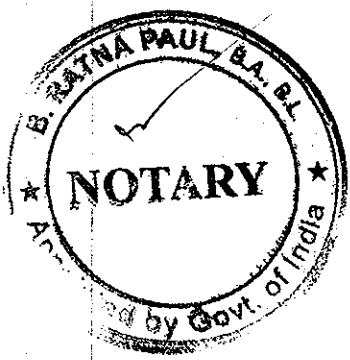
Name of the Owner: Mehta & Modi Homes  
Address: 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003

**Builders:** (Incase if it is entrusted to builder)

Name of the Builder: Modi Properties & Investments PVT Ltd  
Address: 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003

For Mehta & Modi Home's  
*[Signature]*  
Partner

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



Here in after called the parties of the 1<sup>st</sup> part, which terms shall include their legal heirs' successors, agents, assignees, etc.

Infavour of the **Commissioner, GHMC**, hereinafter called the parties 2<sup>nd</sup> party, which term shall include their representatives, agents, officers and staff of the GHMC.

Where as the parties of the 1<sup>st</sup> part have applied for the building permission for the proposed construction of residential Gated Community Group Housing in Sy. nos. 31, 40(P), 41 (P), 42, 44 & 55 of Cherlapally Village, GHMC Kapra Circle, Ghatkesar Mandal, Hyderabad, R. R. Dist in accordance with the provision of G.O.Ms.No.423., M.A., Dt.31.07.1998 and G.O.Ms.No.541,M.A., Dt.17.11.2000.

Where as the 2<sup>nd</sup> party imposed the following conditions for grant of the building permission :

That the 1<sup>st</sup> party shall not deliver the possession of any part of built up area of the above said building proposed to be constructed at the above site by way of sale/lease, unless and until occupancy certificate is obtained from the 2<sup>nd</sup> party according to G.O.Ms.No.541,M.A., Dt.17.11.2000, hereby undertakes and assured the 2<sup>nd</sup> party that,

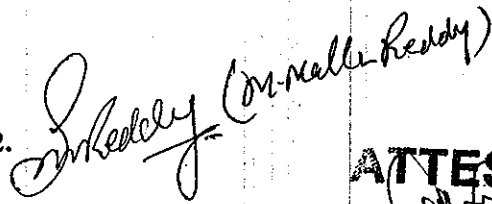
We will not deliver the possession of any part of the built up area of building constructed by us to any purchaser or tenant unless & until the occupancy certificate is obtained by us from the 2<sup>nd</sup> party by submitting the following:

- a) Building Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.
- b) Structural stability certificate issued by the structural Engineer duly certifying that the building is structurally safe and the construction is in accordance with the specified designs.
- c) An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
- d) Insurance Policy for the completed building for a minimum period of three years.

We the above named deponents do hereby solemnly affairs and certify that we have voluntarily executed, this undertaking with free will signed on this the 11<sup>th</sup> day of April, 2010 in presence of the following witness.

**Witnesses:**

1. 

2. 

**Parties of 1<sup>st</sup> Part**

For Mehta & Modi Home's

1. 

Partner

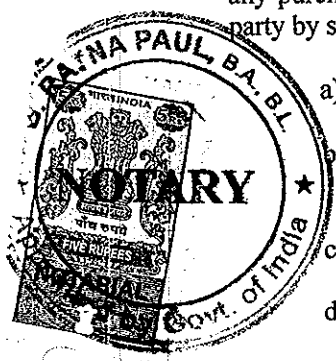
For Modi Properties & Investments Pvt. Ltd.

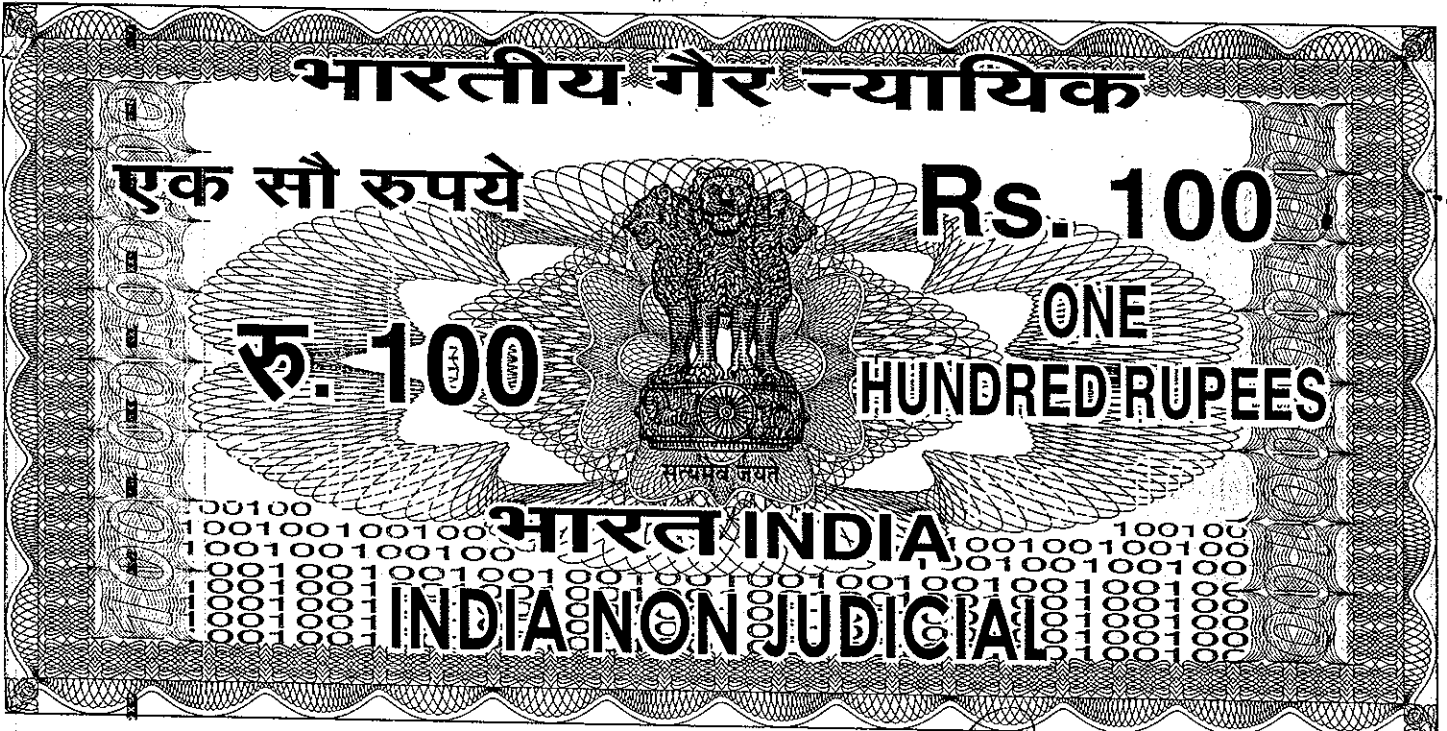
2. 

Managing Director

**ATTESTED**

**B. RATNA PAUL**  
ADVOCATE & NOTARY  
Plot No.24, H.No.10-123/4,  
Street No.12, HMT Nagar, Nacharam,  
HYDERABAD R.R Dist-500 076





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 713108

**K. SATISH KUMAR**  
SVL.No.13/2000 R.No.16/2009  
S-2-30, Premavathipet (V),  
Rajendranagar (M), R.R. Dist.

S.No. 4493 Date 09/02/2010 Rs. 100/-

Sold to Venkatesh

S/o. W/o. C.A. Rao

For Whom Mehta & Modi Homes

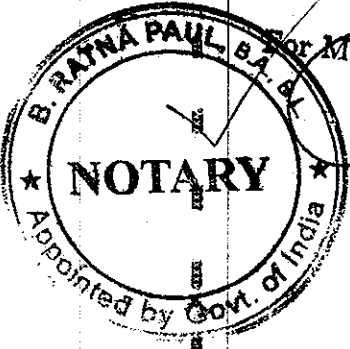
**Declaration - Cum - Undertaking - (F1)**

We Mehta & Modi Homes having its office 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 38years, Occupation: Business, resident of Plot No 280, Road No 25, Jubilee Hills, Hyderabad do hereby declare and solemnly affirm as follows.

That we are the owners of the Sy. Nos. 31, 40(P), 41 (P), 42, 44 & 55 of Cherlapally Village, GHMC Kapra Circle, Ghatkesar Mandal, Hyderabad, R. R. Dist admeasuring 11,785.36 Sq. mtrs and that we have applied for the building permission for construction of commercial building consisting of Stilt plus five upper floors at the above said premises/plot.

That we are entrusting the construction work to M/s. Modi Properties & Investments Pvt Ltd (Builder).

We hereby under take that we are solely responsible for execution of the building construction work according to plan sanctioned by GHMC, under the strict supervision of the Architect, Structural Engineer, and Site Engineer Engaged by me/our selves for the purpose.



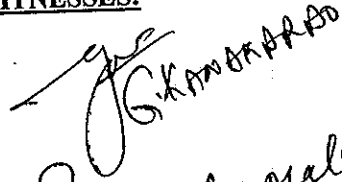
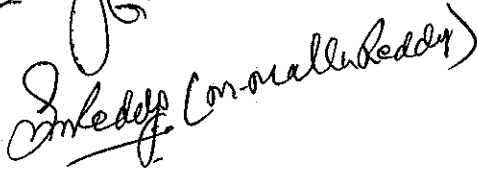
For Mehta & Modi Home's  
  
Partner

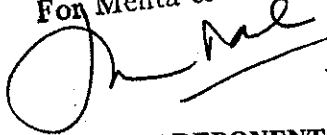
For Modi Properties & Investments Pvt. Ltd.  
  
Managing Director

Hence this declaration cum under taking.

In witness therefore, we execute this on this the 11<sup>th</sup> day of April 2010.

WITNESSES:


1.  G. Kanth Rao
2.  S. Lakshmi Narayana Reddy

For Mehta & Modi Home's  
  
Partner  
DEPONENT

For Modi Properties & Investments Pvt. Ltd.  
  
Managing Director



**ATTESTED**

  
**B. RATNA PAUL**  
ADVOCATE & NOTARY  
Plot No.24, H.No.10-123/4,  
Street No.12, HMT Nagar, Nacharam,  
HYDERABAD R.R Dist-500 076



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

*[Handwritten Signature]*

W 713107

S.No. 4492 Date 09/02/2010 Rs. 100  
 Sold to Venkatesh  
 S/o. @/o. W/o. G. A. Rao  
 For Whom Mehta & Modi Homes

**K. SATISH KUMAR**  
 SVL No. 13/2000 R.No. 16/2009  
 S-2-30, Premises (M), R.R. Dist.

**SUPERVISION UNDERTAKING**

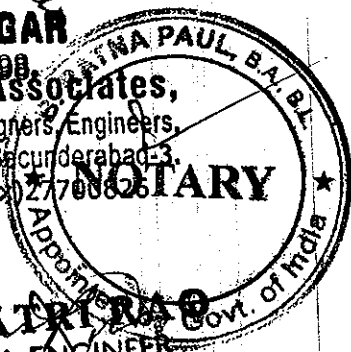
To  
 The Commissioner,  
 Greater Hyderabad Municipal Corporation,  
 Tank bund Road,  
 Hyderabad.

Dear Sir,

We hereby certify that the erection, re-erection of material, alteration, demolition in/of building in Sy. Nos. 31, 40(P), 41 (P), 42, 44 & 55 of Cherlapally Village, GHMC Kapra Circle, Ghatkesar Mandal, Hyderabad, R. R. Dist be carried out under the supervision and further we certify that all designs, constructions and the materials (type and grade and workmanship) of the work shall be generally in accordance with the general and detailed specifications submitted along with and as per standards specified by the National Building Code and Bureau of Indian Standards and that the work shall be carried out according to the sanctioned plan.

**ANAND SAGAR**

CA/76/2008  
**Architectural Associates,**  
 Architects, Interior Designers, Engineers,  
 8-1-383, R.P. Road, Secunderabad-3.  
 ☎ : 27702085 (Fax) 27700826



**M. DATTA TRIPATHI**  
 STRUCTURAL ENGINEER  
 GHMC. Ls. No.: 134


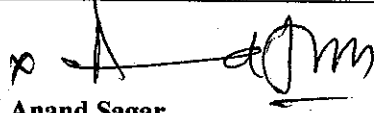


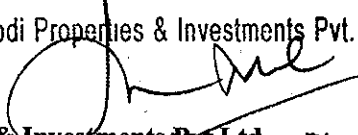
For Mehta & Modi Home's

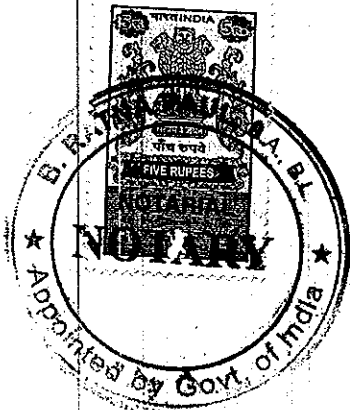
*[Handwritten Signature]*  
 Partner

For Modi Properties & Investments Pvt. Ltd.

*[Handwritten Signature]*  
 Managing Director

We the under signed are held responsible for structural and other safety of the building during construction and after completion. The structural design including Geo-Technical aspects shall be in accordance with the National Building Code of India. All materials and workmanship shall be a good quality confirming to the Bureau of Indian Standards Specifications and codes. Accordingly the Corporation can proceed for the legal action if any such structural failure occur during of after the construction.

 <b>Hariswaroop</b> 5-4-187/3 &4, II Floor, Soham Mansion, M.G.Road, Secunderabad – 500 003. Signature of the site Engineer Name and Address:	 <b>Anand Sagar</b> CA/76/2898 Architectural Associates, 8-1-383, R. P. Road, Secunderabad – 500 003. Signature of the Architect Name and Address:
 <b>M. Dattatreya Rao,</b> M/s. Kulkarni Consultants, F-216, Kubera Towers, Narayanaguda, Hyderabad – 500 029. MCH License No. 134 Signature of Structural Engineer. Name and Address:	<b>For Mehta &amp; Modi Homes</b>  <b>Mehta &amp; Modi Homes</b> Partner 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 Signature of the Owner: Name and Address:
<b>For Modi Properties &amp; Investments Pvt. Ltd.</b>  <b>Modi Properties &amp; Investments Pvt. Ltd.</b> Managing Director 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003. Signature of the Builder: Name and Address	



**ATTESTED** 2/10  
**B. RATNA PAUL**  
ADVOCATE & NOTARY  
Plot No.24, H.No.10-123/4,  
Street No.12, HMT Nagar, Nacharam,  
HYDERABAD R.R Dist-500 076



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 445466

S.No. 1015 Date 23/03/2010  
 Sold to Newketer's  
 S/o. D/o. W/o. G. A. Rao  
 For Whom M. M. Mehta & Sons Homey

*[Signature]*  
**K. SATISH KUMAR**  
 SVL.No.13/2000 R.No.16/2009  
 5-2-30, Premavathipet (V),  
 Rejendranagar (M), R.R. Dist.

Of all bye-laws made under sub-sections (2), (12) and (13) of Section 588 of the Act.

**APPENDIX-B**

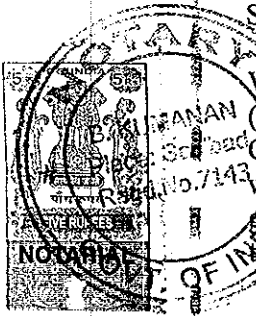
(Bye Law No. 4, 2, 1)

Form for Supervision of building work

To,  
 The Greater Hyderabad Municipal Corporation,  
 Hyderabad (A.P.).

Sir,

We hereby certify that the erection/construction of gated community group housing (bungalows) in Sy. Nos. 31, 40(P), 41 (P), 42, 44 & 55 of Cherlapally Village, GHMC Kapra Circle, Ghatkesar Mandal, Hyderabad, R. R. Dist shall be carried out under the supervision and we certify that all the material (type and grade ad the workmanship of the work shall be generally in accordance with the general and detailed specifications submitted along with, and that the work shall be carried out according to the sanctioned plans.



*[Signature]*  
 Signature of Architect  
Name of Architect  
 Anand Sagar,  
License No. of Architect  
 Regd No. CA/76/2898  
Address:  
 8-1-383, R. P. Road,  
 Secunderabad – 500 003

**ATTESTED**  
*[Signature]*  
**B. KUMANAN**  
 Advocate & Notary  
 # 29-132, Neredmet,  
 R.K. Puram. Sec'bad-56.

*[Signature]*  
 Signature of the Engineer  
Name of the Engineer  
 Hariswaroop  
License No.  
 Nil  
Address:  
 5-4-187/3 &4, II Floor,  
 Soham Mansion, M. G. Road,  
 Secunderabad – 500 003.

Dated : 20<sup>th</sup> April 2010.





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 445465

S.No. 10157 Date 23/03/2010  
 Sold to Venkatiah  
 S/o. A. Rao  
 For me Mehta & Modi Homes

*[Signature]*  
**K. SATISH KUMAR**  
 SVL.No.13/2000 R.No.16/2009  
 5-2-30, Premavathipet (V),  
 Rajendranagar (M), R.R. Dist.

**UNDERTAKING - (c1)**

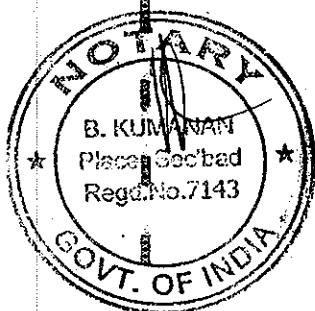
This undertaking is executed on this the 20<sup>th</sup> day of April 2010 by

We Mehta & Modi Homes having its office 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 38years, Occupation: Business, resident of Plot No 280, Road No 25, Jubilee Hills, Hyderabad herein after called the 1<sup>st</sup> party which term shall include their Legal heirs, Successors, agents assignees and tenants in favor called the 2<sup>nd</sup> party which term shall include their representatives agents, officials, staff of GHMC.

WHEREAS, the 1<sup>st</sup> party has applied for permission for construction of gated community residential group housing (bungalows) in Sy. Nos. 31, 40(P), 41 (P), 42, 44 & 55 of Cherlapally Village, GHMC Kapra Circle, Ghatkesar Mandal, Hyderabad, R. R. Dist whereas, the 2<sup>nd</sup> party imposed the following conditions for granting the permission for the building.

**For Mehta and Modi Homes**

*[Signature]*  
 Partner

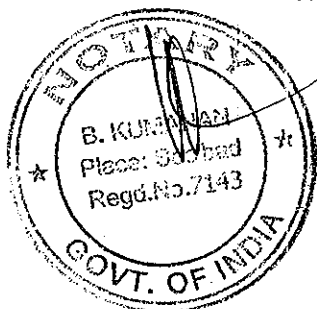


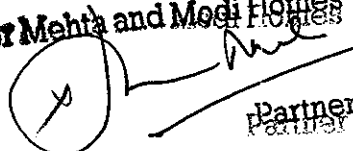


- A) **PARKING SPACE:** The parking space is provided in the Building Cellar/Still floor for parking of vehicles and it should not be converted (or) misused for any other purpose other than parking of vehicles and it should be free from all cross walls/partition wall, and rolling shutters should not be erected at any time in future and 2<sup>nd</sup> party is at liberty to demolish (or) remove the same without any notice in case, if the 1<sup>st</sup> party violates the undertaking executed.
- B) **BALCONY PROJECTIONS:** The balconies shall not be enclosed by converting them as toilets/bathrooms or including into rooms by reducing the mandatory open spaces and if any such construction is made, the same would be removed by 2<sup>nd</sup> party without giving any notice.
- C) **PAYMENT OF SPECIAL COLLECTION CHARGES FOR GARBAGE:** That the 1<sup>st</sup> party should pay special collection charges for garbage disposal as prescribed for garbage refuse collection.
- D) **PAYMENT OF SPECIAL SANITATION FEE:** That the 1<sup>st</sup> party should pay special sanitation fee for the routine clearing and desilting of storm drain.
- E) **STOCKING OF BUILDING MATERIAL & DUMPING OF DEBRIS:** That the 1<sup>st</sup> party should not stock the building material and dump any debris on the road margin/footpath or on GHMC Government land.
- F) **NO. OF UNITS:** The number of ( ) units permitted should not be increased and building should not be converted into group housing and sold at any time in future.
- G) **PERCOLATION PITS & TERRACE WATER COLLECTION:** The paved surface around the building shall be provided with percolation pits of 4'x 4'x 4' covering atleast 30% of such area and provide terrace water collection and open ground as per Para 16 b & c of G. O. Ms. 423. M.A. dated 31-07-1998.

THE PARTY IN TOKEN OF ACCEPTING THE ABOVE CONDITIONS IMPOSED BY THE 2<sup>nd</sup> PARTY HEREBY UNDERTAKES THAT:

- (a) The parking space provided in the stilt /cellar for parking of vehicles in the Residential flats/Commercial complex will not be converted (or) misused for any other purpose other than parking and it will be free from any partition walls/cross and rolling shutters will not be provided at any time in future and the 2<sup>nd</sup> party is at liberty to demolish (or) remove the same if provided without any notice.
- (b) That the balconies will not be converted into toilets, bath & WCs, Staircase landing or convert into rooms, etc., and if any such construction is made the 2<sup>nd</sup> party is at liberty remove them without any notice.
- (c) That we or Purchaser of the flats will pay the special collection charges for \_\_\_\_\_
- (d) That we or Purchaser of the flats will pay the sanitation fees for the routine clearing, desilting of storm water drain on demand from 2<sup>nd</sup> party.
- (e) That we will not stock the building materials and do not dump debris on the road margin, foot path and on GHMC land and 2<sup>nd</sup> party is at liberty to remove/seize such material or impose fine on 1<sup>st</sup> Party.
- (f) The number of ( ) units permitted will not be increased and the building should not be converted into group housing and sold.





For Mehta and Modi Homes  
  
Partner


- (g) That we will provide percolation pits of size not less than 4' x 4' size in the paved surface of the building, covering atleast 30% of such area and the pits shall be filled with small pebbles or brick jelly or river sand and covered with perforated concrete stables. Further terrace water co. section and open ground will be provided as described in Para (b) & (c) of G.O.Ms.No.423, M.A dard 31-7-1996 depending on the site conditions.

If the 1<sup>st</sup> party violates any of the above conditions the 2<sup>nd</sup> party is at liberty in take any action deemed fit.

WITNESS

- 1)   
2) 

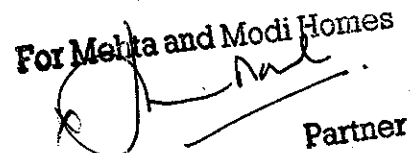
For Mehta and Modi Homes

  
Partner  
FIRST PARTY

VERIFICATIONS:

We, the above named deponent do hereby solemnly affirm and certify that we have voluntarily executed this Affidavit/Undertaking and that its contents and true to the best of my knowledge.

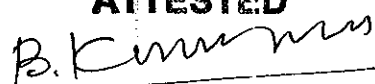
Verified on this the day of 20<sup>th</sup> April 2010 at Hyderabad.

For Mehta and Modi Homes  
  
Partner  
DEPONENT

ATTESTED BY:



ATTESTED

  
B. KUMANAN 20/4/2010  
BA.,LL.M.  
Advocate & Notary  
# 29-132, Neredmet,  
R.K. Puram, Sec'bad-56.



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

W 580536

S.No. 1609 Date 21/04/2010 Rs. 100  
Sold to Anil  
S/o. P. N. Rao  
For Withd. Mehta & Modi Home

K. SATISH KUMAR  
SVL.No.13/2000 R.No.16/2009  
5-2-30, Premavathipet (V),  
Rajendranagar (M), R.R. Dist.

AFFIDAVIT

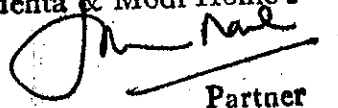
This Affidavit is made and executed at Secunderabad on this the 5<sup>th</sup> day of June 2010 by M/s. **Mehta & Modi Homes** a partnership firm having its registered office at 5-4-187/3 74, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Shri. Soham Modi. S/o. Shri. Satish Modi, aged 41 years Occupation: Business, resident of Plot No. 280, Road No.25, Jubilee Hills, Hyderabad – 500 034.

That we are well aware of the contents of G.O. Ms. No. 86 MA dated 03.03.2006 and we are willing to comply with the rules 20 and 21 of G.O.Ms.No.86 dated 03.03.2006 which was published in AP extra ordinary gazelle dated 04.03.2006.

That we are well aware of the contents of G.O. Ms. No. 623 dated 01.12.2006 amendment 15 in Rule 20 (c) which was published in AP extra ordinary gazette dated 04.12.2006.

That we propose to construct gated community group housing residential bungalows in Sy.Nos.31, 40 (P), 41, 42, 44, 45 & 55 of Cherlapally Village, GHMC Kapra Circle, Ghatkesar Mandal, Ranga Reddy District. and we will not make any deviation in terms of set backs, height restriction and parking violation etc, as against the rules and provisions as laid down in G.O. Ms. No. 86 dated 03.03.2006 and G.O.Ms:623 dated 01.12.2006.

For Mehta & Modi Home's



Partner

That we will held responsible for any deviation made as against rules in the said G.O for which we are handing over 2 (two) plots equivalent to 5% of total units bearing Nos. 387 & 388 of Type B to an extent of 341.16 Sq. mts., as per the following details in favour of The Commissioner, Greater Hyderabad Municipal Corporation in lieu of security deposit:

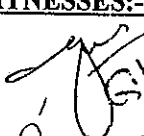
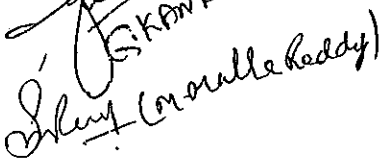
Type	Bungalow No	Plot Area in Sq. mtrs	Built-up area (Sq. mts)
B	387	145.74	161.07
B	388	195.42	161.07
<b>Total</b>	<b>2 Nos</b>	<b>341.16</b>	<b>322.14</b>

That the Commissioner, Greater Hyderabad Municipal Corporation is at liberty to dispose the above said handed over 2 (two) plots to an extent of 314.16 sq. mts., by way of public auction duly removing the violated portion, for any deviation made against sanctioned plan in future.

That the Commissioner, Greater Hyderabad Municipal Corporation is also at liberty to compound an 'Offence Fee' in relation to set back violation upto 10% as per the rules mentioned in G.O. Ms.No.86 MA, dated 03.03.2006

We will abide by all rules terms and conditions as mentioned in G.O.Ms.No.86 MA dated 03.03.2006 and G. O. Ms. No. 623 dated 01.12.2006 the provision of APM Act and we are willfully submitting this affidavit.

WITNESSES:-

1.  G. K. Anand (G. K. Anand)
2.  S. Venkatesh Reddy (S. Venkatesh Reddy)

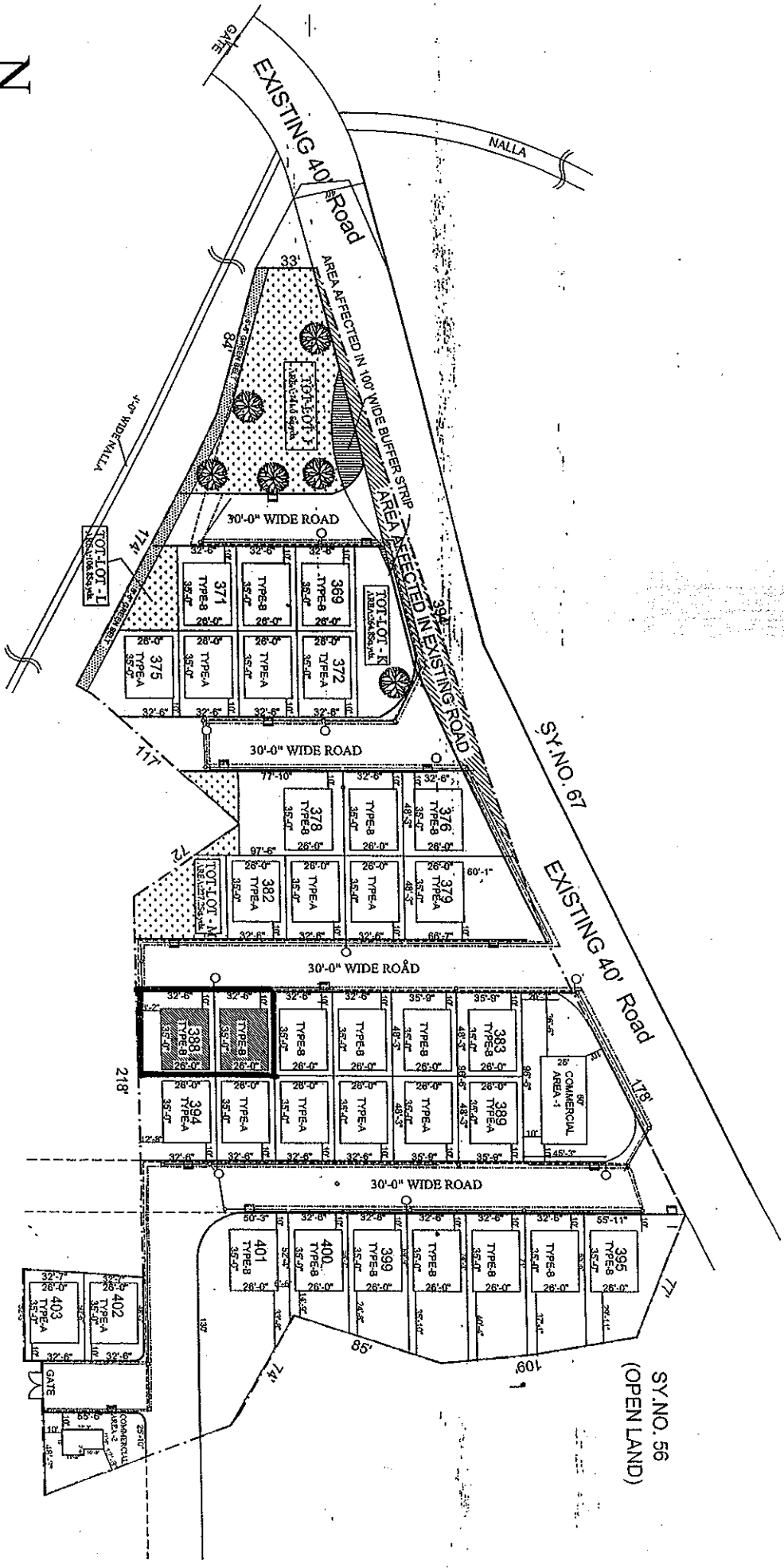
For Mehra & Modi Home's



Partner

Signature

MORTGAGED PLAN SHOWING THE PLOT NOS 387 & 388 IN THE PROPOSED GROUP HOUSING LAYOUT IN SY.NOS 31,49(P),41(P),42,44,45 & 55 OF CHINNA CHERLAPALLY VILLAGE, CHATKESAR MANDAL, R.DIST. BELONGING TO:- MEHTA & MODI HOMES



For Mehta & Modi Homes  
*(Signature)*  
 Partners

MORTGAGED PLOTS

Dt. 24.03.2009

From:  
Mehta & Modi Homes,  
5-4-187/3 & 4, II Floor,  
Soham Mansion, M.G.Road,  
Secunderabad – 500 003.

To  
The Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority,  
GHMC Building, West Marredpally,  
Secunderabad – 500 026.

Dear Sir,

**Sub: Submission of Undertaking as per Hon'ble High Court Order for  
RDO NOC.**

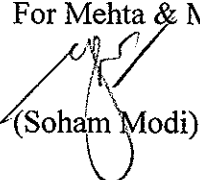
**Ref: Your letter No. 2698/MP2/Plg/HMDA/2007 dated 28.01.2009.**

Please find enclosed herewith an Undertaking on Rs.100/- non-judicial stamp paper as per the Hon'ble High Court order with regard submission of RDO NOC for Non- Agricultural purpose as per rules 2006, for the extension lay-out in Sy. Nos. 31, 40, 41, 42, 44, 45 & 55 of Cherlapally Village, GHMC Kapra Circle, Ghatkesar Mandal, Hyderabad, R. R. Dist.

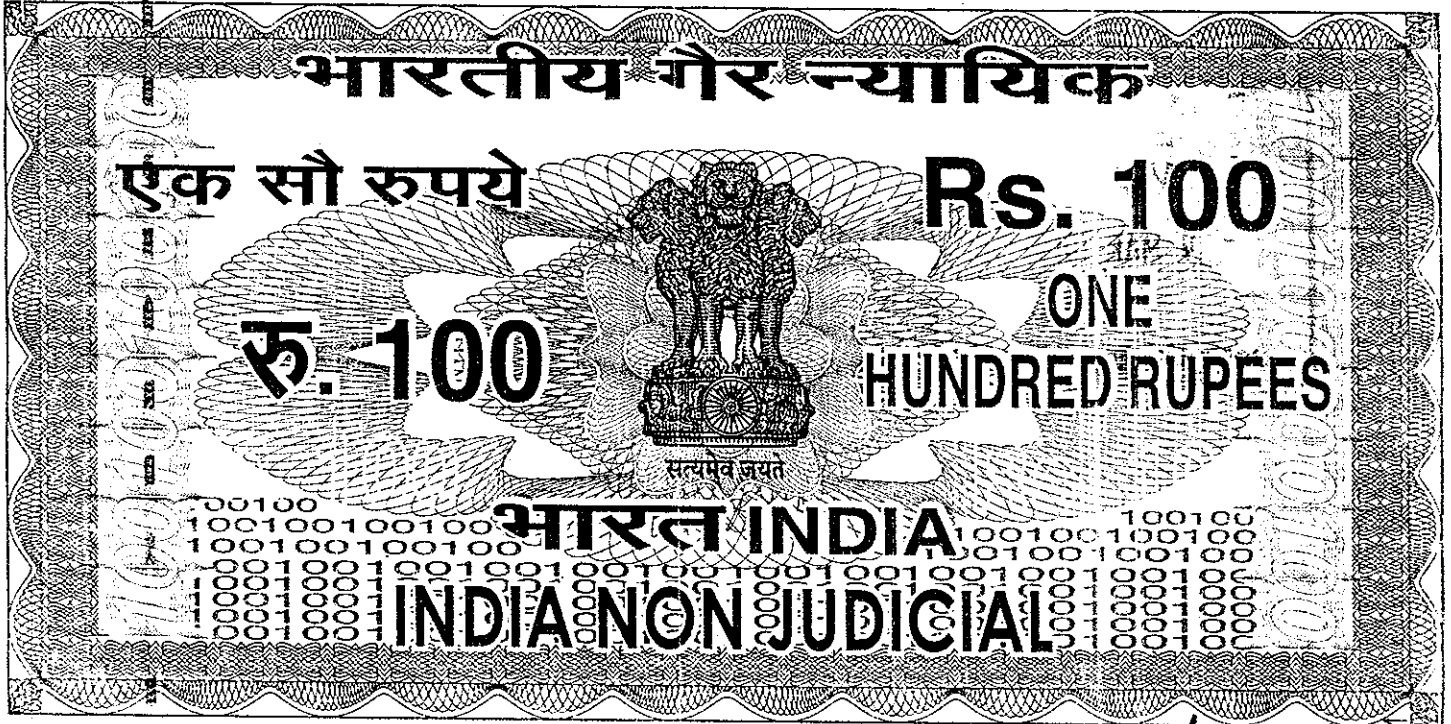
Please release the lay-out at the earliest.

Thanking you,

Yours faithfully,  
For Mehta & Modi Homes,

  
(Soham Modi)

Encl: As above.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
2357 24/3/09  
Sl. No. .... Date ..... Rs. 100 =  
Sold To..... S. Mahesh  
Sl. No. .... S. Bikkappa  
For Whom..... Mehta and Modi Homes

L. G. Chimalgi  
R 040874  
**LEELA G CHIMALGI**  
STAMP VENDOR  
Licence No. 1/2009  
5-4-76/A, Gollar Ranigunj,  
SECUNDERABAD-500 003.

**LETTER OF UNDERTAKING**

Dt. 24.03.2009

From:  
Mehta & Modi Homes  
5-4-187/3 &4, II Floor,  
Soham Mansion, M. G. Road,  
Secunderabad – 500 003,

To  
The Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority,  
G.H.M.C. Building, West Marredpally,  
Secunderabad – 500 003.

Sir,

**Sub : LETTER OF UNDERTAKING – Reg.**

We M/s. Mehta & Modi Homes having its office at 5-4-187/ 3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad represented by its Managing Partner Shri. Soham Modi do hereby state and declare that we have applied for extension of Layout GHS (Gated) Community in Sy. Nos. 31, 40 (P), 41 (P), 42, 44, 45 and 55 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District to your Authority and your Authority on verification of the same, has imposed a condition the applicant should submit the NOC from the Collector, for conversion of Non-Agricultural purpose as per APAL Act Rules 2006.

**For Mehta and Modi Homes**

**Partner**

In consequence thereof, we have filed a Writ Petition bearing W.P No.3893 of 2009 before the Hon'ble High Court of Andhra Pradesh and upon hearing the same the Hon'ble High Court directed the Respondent No.1 viz., HMDA to release the draft layout without reference to condition in Letter No.2698/MP2/H/Plg/2007 dated 28-01-2009 of Respondent No.1 subject to the following condition:

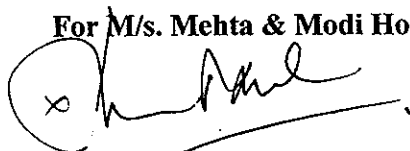
“In the event the Petitioners fail in this Writ Petition, they shall pay all the required charges.”

The Hon'ble High Court also directed the petitioner viz., Mehta & Modi Homes to file an undertaking to that effect before the Respondent No.1 viz., HMDA.

In compliance of the order passed by the Hon'ble High Court of the A.P. dated 03-03-2009, we hereby irrevocably and unequivocally undertake to pay all the required charges in the event we i.e., Mehta & Modi Homes fails to succeed in the above said Writ Petition bearing W.P. No.3893 of 2009.

Hence this Letter of undertaking.

**For M/s. Mehta & Modi Homes**

A handwritten signature in black ink, appearing to read 'Soham Modi', is written over a horizontal line. The signature is enclosed in a hand-drawn circle.

(Soham Modi)  
Managing Partner.