

Proceeding of the Deputy Commissioner, Kapra Circle,  
Greater Hyderabad Municipal Corporation

Present: Sri Sankama Nayana Reddy, B.Tech.,

Proc.No.BA/G1/561/2008-09

Date: 22-04-2008

Sub: GHMC – Kapra Circle – Town Planning Section – Application for development of land in Group Housing Scheme Layout (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 by HUDA – Released – Reg.

- Ref: 1. HUDA Lr.No.2698/MP2/HUDA/2007, dated:25-03-2008.  
2. Application of M/s. Mehta & Modi Homes & Others, dated:26-02-2007.  
3. This office Letter No.BA/G1/561/2008-09, dt:11-04-2008.  
4. Letter dated: 11-04-2008 received from the applicant along with enclosures.

<><><>

**ORDER:**

The HUDA approved plans for development of land with group housing scheme draft layout (Grated Community) in Nos.31,40(P), 41(P),42,44,45 & 55 of Chinna Cherlapally (V), Ghatkesar (M) Ranga Reddy District in an extent of area Ac-6.03 gts forwarded to this office are hereby released to the applicant/layout owner subject to the following conditions.

1. The applicant / layout owner / developer is here by permitted to sale the Plot.Nos. from 301 to 313, 318 to 368 and the Plot.Nos. form 314, 315, 316 & 317 are mortgaged in favour of Vice-Chairman, HUDA.
2. That the layout now issue does not exempt the lands under reference form 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 HUDA will take up development works.
5. The Deed of mortgage by conditions sale executed by the applicant in favour of HUDA is purely a measure to ensure compliance of the conditions of development of infrastructure by the applicant / developer and HUDA 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 HUDA the area so mortgaged in favour of HUDA shall be forfeited and also HUDA 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 development works within a period of **3 YEARS** and submit a requisition letter for releasing of mortgage plots area which is in favour of Vice – Chairman, HUDA duly enclosing letter of Municipality Commissioner, in regard to roads, open spaces taken over by the Municipality.

Contd.....

10. The applicant shall not be permitted to sale the plots / area which is mortgaged in favour of HUDA i.e., from Plot Nos: 314, 315, 316 & 317 and 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 Municipal Commissioner / Exe. Authority shall not approved and release any building permission or allow any unauthorized developments in the area under mortgaged to HUDA 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 HUDA.
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 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 area covered by roads and open spaced of the layout shall hand over by the applicant to the local authority by way of gift deed before release of final layout to the applicant, after collecting the necessary charges and fees as per their rules in force.
16. All the open spaced shown in the layout must be developed with greenery by the applicant before it is handed over to the local authority.
17. The permission does not any public agency including HUDA / HADA / CDA to acquire the lands for any public purpose as per law.
18. The applicant should permit the neighbors 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.03.03.2006, G.O.Ms.NO.171, dt.19.04.2006 & G.O.Ms.No.623, dt.01.12.2006 with reference to mortgaging from the local body etc.
21. The applicant should submit the NOC from the Collector to HUDA, as per APAL Act rules 2006 Conversion for Non - Agriculture Purpose, before release of the Draft Layout Plan.
22. But the Draft Group Housing Layout (Gated Community) release as per the interim order of the Hon'ble High Court in W.P.M.P.No.2946 of 2008, dt.28.02.2008 subject to outcome of final orders in W.P.No.2286 of 20008.

P. Neelgagan  
22/11/08  
Deputy Commissioner,  
Kapra Circle, GHMC.

22/11/08  
22/11/08

To  
M/s Mehta & Modi Homes & Others,  
5-4-187/3-4, IInd Floor,  
Soham Mansion, M.G. Road,  
SECUNDERABAD - 500003.

o/c

Dt. 10.04.2008

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

To  
Deputy Commissioner,  
G.H.M.C, Kapra Circle,  
Hyderabad.

Dear Sir,

**Sub: Submission of Title documents of Sy. No. 31, 40(P), 41(P), 42, 44, 45 & 55  
of Cherlapally Village, Ghatkesar Mandal, R. R. Dist.**

**Ref: Lay-out cum Group Housing Scheme (Gated Community) approved by  
HUDA vide their file No. 2698/MP2/H/Plg/2007.**

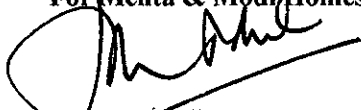
We have applied for Layout cum Group Housing (Gated Community) to HUDA vide file No. 2698/MP2/Plg/H/2007 and the same has been approved and forwarded to you (i.e., GHMC, Kapra Circle) along with proceedings for release of draft lay-out. In this connection we are submitting to you the following documents/papers.

1. 3 (three) Affidavits on Rs.20/- Non-judicial stamp paper duly notarized.
2. 3 (three) Declarations on Rs.20/- Non-judicial stamp paper.
4. Xerox copy of Sale Deed No.11023/05 dated 09.11.2005 executed by Ch. Murali & others infavour of Mehta & Modi Homes duly attested by the Gazetted Officer
5. Xerox copy of Sale Deed No.10661/05 dated 17.11.2005 executed by Ch. Murali & others infavour of Mehta & Modi Homes duly attested by the Gazetted Officer
6. Xerox copy of Sale Deed No.7875/06 executed by P. Mahav Yadav & others infavour of Mrs. Pathika B. Bhatt duly attested by the Gazetted Officer.
7. Xerox copy of Sale Deed No.7876/06 executed by P. Mahav Yadav & others infavour of Ms. Hetal K. Parikh and others duly attested by the Gazetted Officer.
8. Xerox copy of Sale Deed No.1759/06 dated 27.01.2006 executed by K. Swamy & other infavour of Mehta & Modi Homes duly attested by the Gazetted Officer.
9. Xerox copy of Sale Deed No.4129/06 dated 10.02.2006 executed by M. Santosh Goud & others infavour of Mehta & Modi Homes duly attested by the Gazetted Officer
10. Xerox copy of the Partnership deed of Mehta & Modi Homes dated 20.08.2002.duly attested by the Gazetted Officer.
11. Xerox copy of FTL Plan issued by Irrigation Dept.
12. Xerox copy of Challan of D.C. Charges paid at HUDA
13. Xerox copy of Agreement & Deed of Mortgage.
14. Xerox copy of Indemnity Bond .
15. Xerox copies of Hon'ble High Court Order and Affidavit.
16. Xerox copy of Structural Stability Certificate
17. Xerox copy of Water Testing Report
18. Xerox copy of Soil Testing Report

We request you to process our file to release the draft lay-out at the earliest.

Thanking you,

For Mehta & Modi Homes & Others

  
(Soham Modi)

भारतीय गैर न्यायिक

बीस रुपये

रु. 20

Rs. 20

TWENTY  
RUPEES



INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 299 Date 22/2/2014  
Sold to Pathika B. Bhatt  
W/o Bhaskar K. Bhatt  
Self Recd

L. G. Chimalgi  
07AA 492237

LEELA G. CHIMALGI  
STAMP VENDOR  
No. 02/250  
5-4-76/A. Gopal, Banigunj  
SECUNDERABAD-500 003

**AFFIDAVIT**

I Mrs. Pathika B. Bhatt W/o. Shri. Bhaskar K. Bhatt aged 41 years, resident of 18, Bapubabh Colony, Prenderghast Road, Secunderabad - 500 003 do hereby solemnly affirm and state on oath as follows:-

1. I hereby declare that we are the owners of the property bearing Sy. Nos. 44 and 45 situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District admeasuring 4.959.20 Sq. Mtrs which is to be developed.
2. I have not availed any exemption under G. O. Ms. No. 733, Revenue Department, Dt. 31.10.1988 and G. O. Ms. No. 289 M.A. Dt. 1-6-1989 in any other site previously within Hyderabad Urban land Ceiling Limits.
3. And that the application for which Group Housing permission is sought for to an extent of 36,182.34 Sq. mtrs in part of Survey Nos. 31, 40(P), 41(P), 42, 44, 45 and 55 situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District is within the ULC exemption in terms of G.O.Ms.No.733 Rev. of 1988 and the total land held does not exceed the ceiling limit held by the applicant or spouse and unmarried children.

ATTESTED

M.C. Sudersen Rao  
B.A., LL.B.  
ADVOCATE & NOTARY  
SITAFALMANDI  
SECUNDERABAD  
PH: 2750004

Pathika Bhatt



4. I have not sold any other land nor has made any other application exemption under G.O. Ms. No. 733 Revenue, dated 31.10.1988.
5. I hereby affirm/declare that the site/plot property applied for is not surplus under the provisions of U.L.C. Act. 1976.

X *Atitri  
Bhatt*

Signature of the Deponent

Solemnly affirm and signed  
in my presence this the  
22<sup>nd</sup> February 2007.

Signature of the Notary and  
Seal with Register No. &

Date

**ATTESTED**

*M.C. Sudersen Rao*  
B.A.,LL.B.  
ADVOCATE & NOTARY  
SITAFALMANDI  
SECUNDERABAD  
PH: 27506222



भारतीय गैर न्यायिक

बीस रुपये

Rs. 20

रु. 20

TWENTY  
RUPEES

INDIA

INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L-G-Clancy  
07AA 492240  
LEELA G. CHIMALGI

STAMP VENDOR  
No. U2/2007

5-4-75/A, Cellar, Hanigum  
SECUNDERABAD-500 003

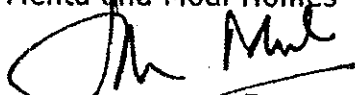
సంఖ్య 2087C - 24/07/2020  
బిల్లు నం. C. H. RAMESH  
సంఖ్య Narsing Rao  
వారి పేరు Mehta & Modi Homes

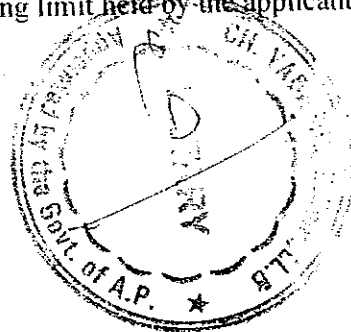
సెల్ గం  
AFFIDAVIT

We Mehta & Modi Homes a partnership firm having its registered office at 5-4-187/3 & 4, 3<sup>rd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 and represented by its Managing Partner Shri. Soham Modi S/o. Shri. Satish Modi resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad do hereby solemnly affirm and state on oath as follows:-

1. We hereby declare that we are the owners of the property bearing Sy. Nos. 31, 40(P), 41(P), 42, and 55 situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District admeasuring 26,264 Sq. Mtrs which is to be developed.
2. We have not availed any exemption under G. O. Ms. No. 733, Revenue Department, Dt. 31.10.1988 and G. O. Ms. No. 289 M.A. Dt. 1-6-1989 in any other site previously within Hyderabad Urban land Ceiling Limits.
3. And that the application for which Group Housing permission is sought for to an extent of 36,182.34 Sq. mtrs in part of Survey Nos. 31, 40(P), 41(P), 42, 44, 45 and 55 situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District is within the ULC exemption in terms of G.O.Ms.No.733 Rev. of 1988 and the total land held does not exceed the ceiling limit held by the applicant or spouse and unmarried children.

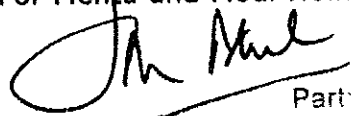
For Mehta and Modi Homes

  
Partner



4. We have not sold any other land nor has made any other application for such an exemption under G.O. Ms. No. 733 Revenue, dated 31.10.1988.
5. We hereby affirm/declare that the site/plot property applied for is not declared surplus under the provisions of U.L.C. Act. 1976.

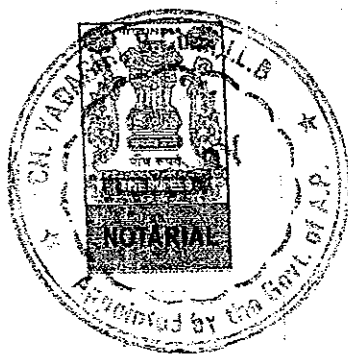
For Mehta and Modi Home:

  
Part

Signature of the Deponent

Solemnly affirm and signed  
in my presence this the  
22<sup>nd</sup> February 2007.

Date



Signature of the Notary and  
Seal with Register No. & 20/003

**CH. YADAGIRI**  
B. Com., L.L. B.  
ADVOCATE & NOTARY  
MACHA BOJAMPET  
R.R. DIST SECUNDERABAD  
A P INDIA

भारतीय धीर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY  
RUPEES

INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

శ్ర. నె. 9033 Date 22/2/07 Rs. 20/-

సొంతకు Hetal K. Parikh & others

స/సో. శ్రీ. Krishna Kanth S. Parikh

DECLARATION

L-h-Clery  
07AA 492238  
LEELA G. CHIMALG!

STAMP VENDOR  
N. UZ/2004

5-4-76/A, Cellar, Ranigummi  
SECUNDERABAD-500 003

WHO We I. Hetal K. Parikh & others, Shri. Krishna Kanth S. Parikh, aged 22 years, 2. Pravesh B. Parikh S/o. Shri. Bharat B. Parikh, aged 27 years, 3. Piyush J. Parikh S/o. Late. Shri. Jagadish S. Parikh aged 24 years, residents of 1-10-98/6 and 1-10-98/41, Dwarakadas Co-operative Society, Begumpet, Secunderabad - 500 016 hereby declare that I am the Owner of the land along with other Co-owners in Survey Nos.44 and 45, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District admeasuring 36,182.34 Sq. Mtrs on which the Group Housing Scheme development is proposed. The boundaries of the site and the areas mentioned in the Group Housing plans are correct and true.

Date: 22.02.2007

1) Hetal  
2) Pravesh  
3) Piyush  
Signature of Owners

We hereby affirm that we will abide by the grid (draft) layout conditions and will execute the work as per the specifications. We affirm that we will not sell or lease the plots of the site until the final layout is approved. We agree that if we do not comply with the same with a period of one year / three years (incase of layout development with construction of houses / apartments / group housing schemes as per approved type designs) from the date of approval, the grid layout automatically stands lapsed and cancelled.

Date: 22.02.2007

1) Hetal  
2) Pravesh  
3) Piyush  
Signature of Owners

We hereby undertake to handover the roads, streets, open spaces earmarked in the draft layout plan approved by HUDA to the Local Authority through a notarized Affidavit, free of cost, before the final layout is approved / released of HUDA.

Date: 22.02.2007

1) Hetal  
2) Pravesh  
3) Piyush  
Signature of Owners



भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY  
RUPEES

INDIA

INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A. No. 2086 Date 22/2/07 20  
Sold to Pathika B. Bhatt  
S/o Sheskar K. Bhatt  
For Whom self Subd.

L-h-Cleary  
07AA 492239  
LEELA G. CHIMALG!  
STAMP VENDOR  
N. 02/2007  
5-4-76/A, Cellar, Ranigunj  
SECUNDERABAD-500 003

DECLARATION

I Mrs. Pathika B. Bhatt W/o. Shri. Bhaskar K. Bhatt aged 41 years, resident of 18, Bapubabh Colony, Prenderghast Road, Secunderabad - 500 003 admeasuring 36,182.34 Sq. Mtrs on which the Group Housing Scheme development is proposed. The boundaries of the site and the areas mentioned in the Group Housing plans are correct and true.

Date: 22.02.2007

Pathika Bhatt  
Signature of Owners

I hereby affirm that I will abide by the grid (draft) layout conditions and will execute the work as per the specifications. I affirm that I will not sell or lease the plots of the site until the final layout is approved. I agree that if I do not comply with the same with a period of one year / three years (incase of layout development with construction of houses / apartments / group housing schemes as per approved type designs) from the date of approval, the grid layout automatically stands lapsed and cancelled.

Date: 22.02.2007

Pathika Bhatt  
Signature of Owners

I hereby undertake to handover the roads, streets, open spaces earmarked in the draft layout plan approved by HUDA to the Local Authority through a notarized Affidavit, free of cost, before the final layout is approved / released of HUDA.

Date: 22.02.2007

Pathika Bhatt  
Signature of Owners

भारतीय गैर न्यायिक

बीस रुपये

Rs.20

₹.20

TWENTY  
RUPEES

INDIA

INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No. 2086 Date 22/2/2007  
Beld to C. K. RAMESH  
R/o Narsing Rao  
For Mehta & Modi Homes

Sec-304

DECLARATION

L. G. Chimalgi  
07AA 492241  
LEELA G. CHIMALGI  
STAMP VENDOR  
M. 02 2007  
6-4-76/A, Gellor Redigning  
SECUNDERABAD-500 003

We Mehta & Modi Homes a partnership firm having its registered office at 5-4-187/3 & 4, 3<sup>rd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 and represented by its Managing Partner Shri. Soham Modi S/o. Shri. Satish Modi resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad admeasuring 36.182.34 Sq. Mtrs on which the Group Housing Scheme development is proposed. The boundaries of the site and the areas mentioned in the Group Housing plans are correct and true.

For Mehta and Modi Homes

*[Signature]*  
Signature of Owners  
Partner

Date: 22.02.2007

We hereby affirm that we will abide by the grid (draft) layout conditions and will execute the work as per the specifications. We affirm that we will not sell or lease the plots of the site until the final layout is approved. We agree that if we do not comply with the same with a period of one year / three years (incase of layout development with construction of houses / apartments / group housing schemes as per approved type designs) from the date of approval, the grid layout automatically stands lapsed and cancelled.

For Mehta and Modi Homes

*[Signature]*  
Signature of Owners  
Partner

Date: 22.02.2007

We hereby undertake to handover the roads, streets, open spaces earmarked in the draft layout plan approved by HUDA to the Local Authority through a notarized Affidavit, free of cost, before the final layout is approved / released of HUDA.

For Mehta and Modi Homes

*[Signature]*  
Signature of Owners  
Partner

Date: 22.02.2007

GOVT OF ANDHRA PRADESH  
IRRIGATION & CAD DEPARTMENT

From  
Sri K. Dharma, B.Tech  
Executive Engineer,  
North Tank Division  
Buddha Bhavan  
1<sup>st</sup> floor, MG Road,  
Secunderabad.

To  
The Vice Chairman  
HUDA,  
1-8-323 Paigah Palace,  
Rasoolpura, Secunderabad-03.

Lr.No. EE/NTD/2230

Date: 25-08-2007.

Sir,

Sub: HUDA – Plg. Dept. – Group Housing Scheme layout in Sy.No.32, 40(P),  
41(P), 42, 44, 45 & 55 of China Cherlapalli (V), Ghatkesar (M), R.R.Dist.  
– Furnishing Distance – Reg.

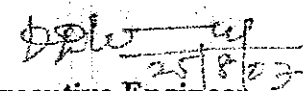
Ref: 1) T.O. AES Lr. No. NIL dt. 20-04-2007.  
2) VC's Lr.No. 2698/MP2/Plg./H/2007 dt. 01-08-2007.

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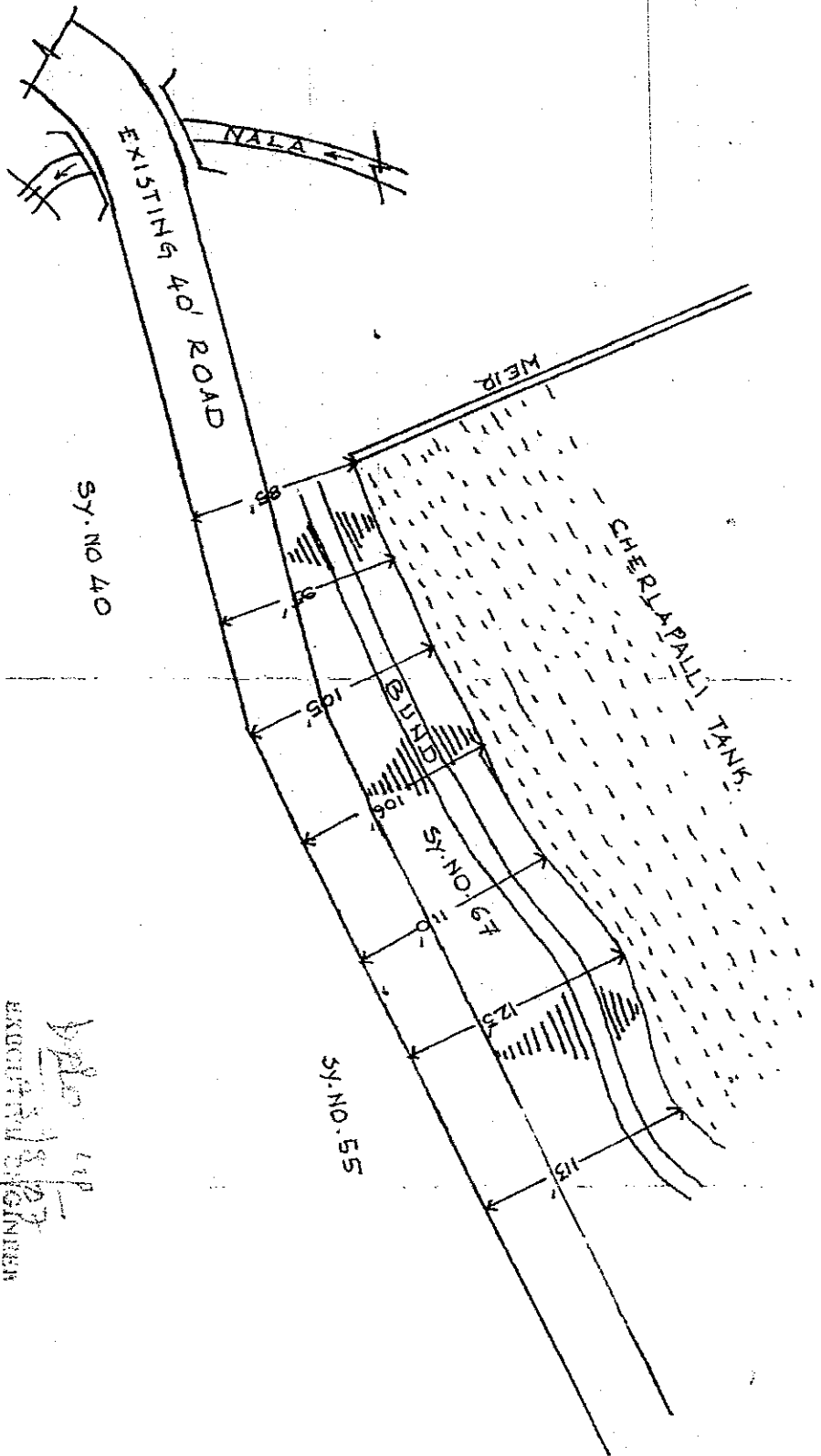
With reference to the Vice Chairman HUDA letter cited above, the  
Sy.No. 32, 40 (P), 41 (P), 42, 44, 45 & 55 of Cherlapalli (V), Ghatkesar (M), R.R.  
District are inspected and the said lands falls down stream, on Right flank of Cherlapalli  
Cheruvu, which will not be revealed as FTL lands.

Further this is to inform you that there is 100 ft. distance between inner  
side toe of Tank Bund to Outer Road formed in the site of above survey numbers except  
two points. The necessary sketch showing the distance between site developed in  
survey numbers and toe of inner side of Tank Bund is herewith enclosed duly signed.

Yours faithfully,

  
Executive Engineer  
North Tank Division

SKETCH SHOWING THE DISTANCES AT DIFFERENT POINTS ON PROPOSED GROUP HOUSING SITE AND BUND OF CHERLAPALLI TANK. OF CHERLAPALLI [V] GHATNESARI[M] R.R. DIST.



*R. S. Rao*  
ASST. Engineer

*22/10/47*  
EXCUTING ENGINEER  
NORTH TANKS DIVISION,  
HYDERABAD.

HYDERABAD URBAN DEVELOPMENT AUTHORITY  
 CHALLAN FOR PAYMENT OF CASH/CHEQUE (BANK/PARTY COPY)  
 Indian Overseas Bank (7376) IOB - Himayath Nagar - CD/Development Charges

Challan No .....13189/2007-08 Challan Date 13-NOV-07

Paid Into the Credit of V.C HUDA A/C Rs/- 36,94,332.00.....  
 (In Words) Thirty Six Lakh Ninety Four Thousand Three Hundred Thirty Two.....  
 Only.....

Party Mehta & Modi Homes & Others, Hyderabad.....  
 Pay mode CASH.....BC/CHQ/.....DATE.....  
 DD No .....

Department ..... Bank Name .....

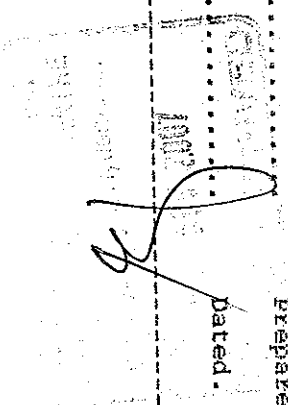
Reference LrNo 2698/MP2/Rtg/H/2007.....  
 Purpose Development Charges for layout in SyNo 31,40(E),41(E),42,44,45.....  
 & 65 of Cherlapilly(V) Ghatkesar (M)

Head of A/c. Amount

PR-DEVELOPMENT CHARGES A10112 LAYOUTS 36,94,332.00

Deposited by Mehta & Modi Homes & Others..... Prepared by RMO.....

Signature ..... dated.....



ty  
 &  
 netly  
 sion

C.S No. 12805

DOCT No. 12772/2007

Handwritten: 1342

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

Handwritten: Leela G Chimalgi  
H 385489  
STAMP VENDOR  
5-4-76/A, Colaba Baglam  
SECUNDERABAD-500 001

Handwritten: 24/11/07  
100/-  
By: C. Venkatesh  
By: G. R. Rao  
For: Mehta and Modi Homes

**AGREEMENT & DEED OF MORTGAGE**

(Under Article (A) & 35(b) of Schedule 1- of Indian Stamp Act)

This deed of simple mortgage made and executed on this on this day of 17 November Two Thousand Seven 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 37 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 HUDA 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. 314, 315, 316 and 317 (Total No. of **Plots 4** (Four) admeasuring total. extent of **1081.30** 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, Ghatkesar Mandal, Ranga Reddy Dist.

For Mehta and Modi Homes

Handwritten signature

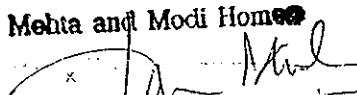
And whereas the Mortgagee having accepted the same as sanctioned the layout plan in file No.2698/MP2/Pig/HUDA/2007 subject to the following conditions that the following works as per specifications appended will be completed by the Mortgagor within One year from the date of release of approved layout.

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 100ft.. 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 HUDA.

**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.U.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.

For Mehta and Modi Homee



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.

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.U.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.

The market value of the Property Rs. 154,000/-

**SCHEDULE OF THE PROPERTY - I**

All that 2 (Two) plots bearing Nos. 314 & 315 admeasuring about 384.66 Sq. yds forming part of Survey Nos. 31, 40 (P), 41 (P), 42, 44, 45 & 55 situated Chinna Cherlapally Village, Ghatkesar Mandal, Ranga Reddy Dist, marked red in the plan annexed hereto, bounded on:

<b>NORTH BY</b>	: Plot No. 313
<b>SOUTH BY</b>	: 30' wide road
<b>EAST BY</b>	: Commercial Area - I
<b>WEST BY</b>	: 30' wide road

**SCHEDULE OF THE PROPERTY - II**

All that 2 (Two) plots bearing Nos. 316 & 317 admeasuring about 696.64 Sq. yds forming part of Survey Nos. 31, 40 (P), 41 (P), 42, 44, 45 & 55 situated Chinna Cherlapally Village, Ghatkesar Mandal, Ranga Reddy Dist marked red in the plan annexed hereto, bounded on:

<b>NORTH BY</b>	: 30' wide road
<b>SOUTH BY</b>	: Green Belt and 4' wide Nala
<b>EAST BY</b>	: 30" wide road
<b>WEST BY</b>	: 30" wide road

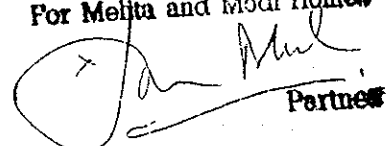
In witness where of the said Mortgagor here into set his hand the day and the year first above written.

In the presence of Witnesses:

1. 



For Mehta and Modi Homes

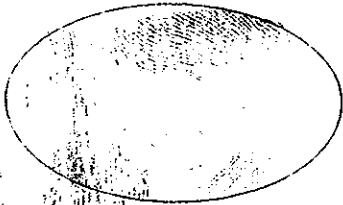
  
Partner

Signature of the Mortgagor



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

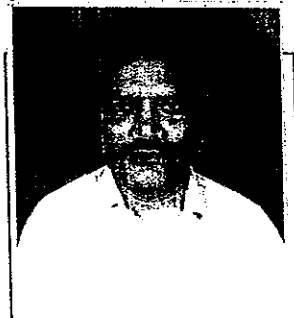
<u>SL NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK &amp; WHITE</u>	<u>NAME &amp; PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
---------------	---	---	---



MORTGAGOR

M/S. MEHTA & MODI HOMES.  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
2<sup>ND</sup> FLOOR, SOHAM MANSION  
M. G. RAOD, SECUNDERABAD - 500 003  
REP. BY ITS PARTNER.

1. MR. SOHAM MODI  
S/O. MR. SATISH MODI



MORTGAGEE:

1. M/S. HYDERABAD URBAN  
DEVELOPMENT AUTHORITY (HUDA)  
REP. BY AUTHORISED SIGNATORY  
MR. YADAGIRI RAO  
S/O. MR. YELLAMAIAH

SIGNATURE OF WITNESSES:

- 1.
- 2.

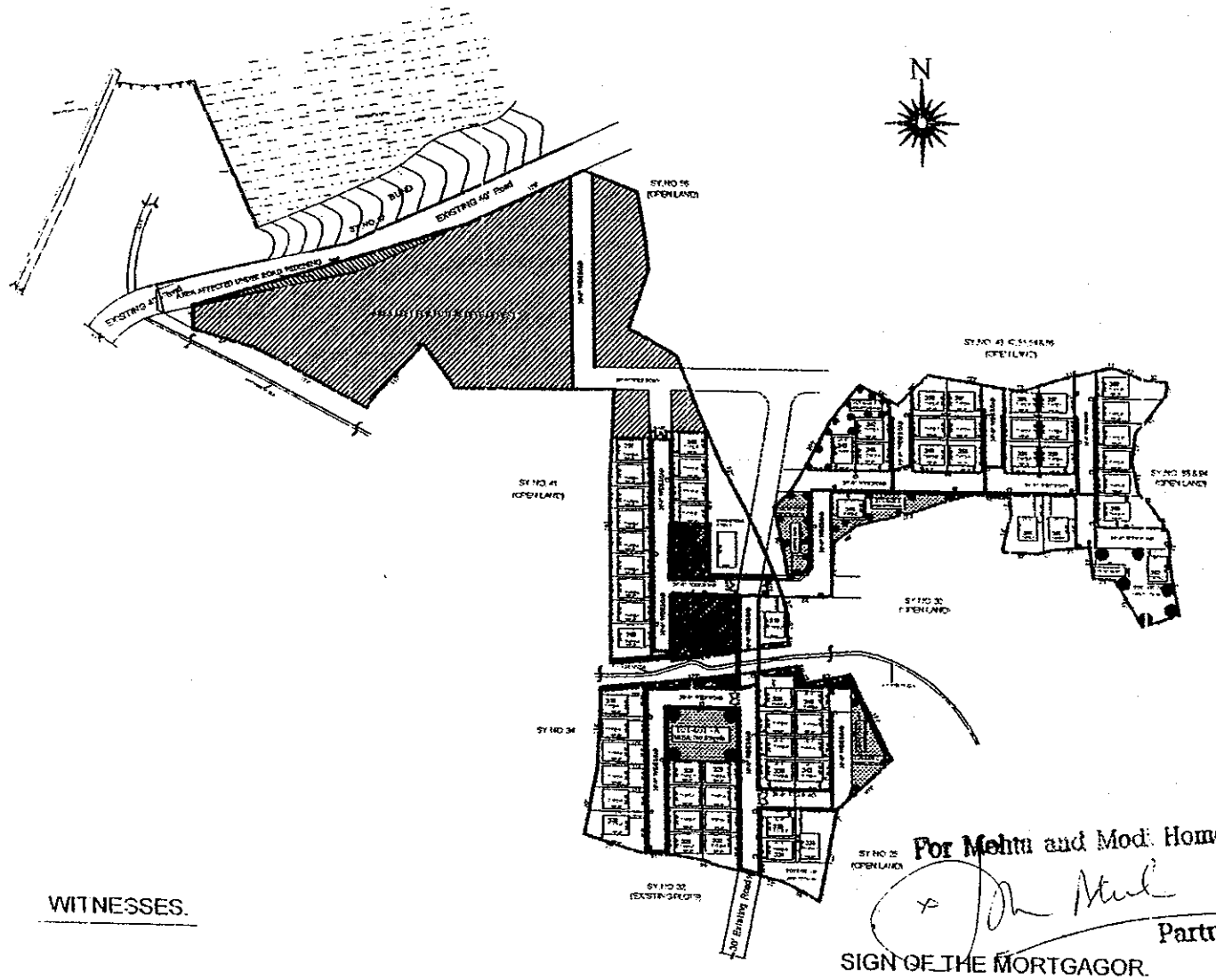
**For Mehta and Modi Homes**  
  
**Partner**

SIGNATURE OF EXECUTANTS

MORTGAGE DEED OF PLAN OF 4 (FOUR) PLOTS BEARING NO'S. 314, 315, 316 & 317  
 IN SY.NO'S. 31, 40 (P), 41 (P), 42, 44, 45 & 55 OF CHINNA CHERLAPALLY VILLAGE, GHATKESAR MANDAL,  
 R.R DISTRICT.

MORTGAGOR : MEHTA & MODI HOMES & OTHERS.  
 REPRESENTED BY ITS MANAGING PARTNER SHRI.SOHAM MODI.

MORTGAGEE : HYDERABAD URBAN DEVELOPMENT AUTHORITY (HUDA).  
 AREA :1081.30 SQ.YDS.



WITNESSES.

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

For Mehta and Modi Homes  
*[Signature]*  
 PARTNER  
 SIGN OF THE MORTGAGOR.

*[Signature]*  
 SIGN OF THE MORTGAGEE.



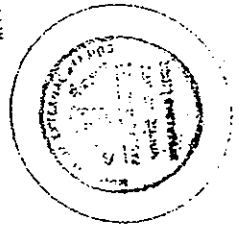
भारत गणराज्य में निवास करने वाले सभी भारतीय नागरिकों को भारत सरकार द्वारा जारी की गई भारतीय पासपोर्ट अधिनियम, 1920 के तहत भारत छोड़ो आंदोलन के दौरान जारी किए गए भारतीय पासपोर्टों को अमान्य माना जायेगा।

THE GOVERNMENT OF INDIA HAS DECIDED TO CONSIDER AS INVALID THE PASSEPORTS ISSUED DURING THE PERIOD OF THE STRIKE IN INDIA IN 1947. SUCH PASSEPORTS WILL NOT BE VALID FOR TRAVEL OUTSIDE INDIA.

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भारत गणराज्य में निवास करने वाले सभी भारतीय नागरिकों को भारत सरकार द्वारा जारी की गई भारतीय पासपोर्ट अधिनियम, 1920 के तहत भारत छोड़ो आंदोलन के दौरान जारी किए गए भारतीय पासपोर्टों को अमान्य माना जायेगा।

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**PERMANENT ACCOUNT NUMBER**  
**ADMPMGT25H**

**SOHAM SATISH MODI**

**SATISH MANILAL MODI**

**10-10-1968**

भारत गणराज्य में निवास करने वाले सभी भारतीय नागरिकों को भारत सरकार द्वारा जारी की गई भारतीय पासपोर्ट अधिनियम, 1920 के तहत भारत छोड़ो आंदोलन के दौरान जारी किए गए भारतीय पासपोर्टों को अमान्य माना जायेगा।

**भारत गणराज्य REPUBLIC OF INDIA**

IND B2791005

**MODI**

**SOHAM SATISH MODI**

**INDIAN MALE 10-10-1968**

**MUMBAI (MS)**

**9-10-2000 8-10-2010**

**ROJ MEHTA & MODI HOMES**

**Partner**



**HYDERABAD URBAN  
DEVELOPMENT AUTHORITY**

Name : D Yadagiri Rao  
Desig : Jr. Planning Officer  
Emp Code : HUDA0283



*D Yadagiri Rao*  
Vice Chairperson

BLOOD GROUP : A + ve      DATE OF BIRTH : 12/10/1963

RESIDENTIAL ADDRESS  
H.No.6-5-425, S F Colony, Vanasthalipuram,  
Hyderabad - 70. Ph.24240981@

IF FOUND PLEASE RETURN TO:  
HYDERABAD URBAN DEVELOPMENT AUTHORITY  
1-8-323, Paigah Palace, Police Lines, Rasool Pura,  
Secunderabad - 500 003, A.P. INDIA.  
PH : 91 - 40 - 2790 5933, Fax : 2790 3185



*D Yadagiri Rao*

**MEHTA & MODI HOMES**

Nos. 31, 40(P), 41(P), 42, 43, 44, 45 & 55.

**INNA CHERLAPALLY, VILLAGE**

**ATTUKASER MANDEL, R.R. DIST**

**NOS. 314 & 315 ARE MORTGAGED TO HUDA AND NOT FOR SALE.**

11/14/2007

भारतीय गैर न्यायिक

पचास  
रुपये

रु. 50



FIFTY  
RUPEES

Rs. 50

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A 249826

Date: 11.11.2007 Serial No: 10700 Denomination: 50

Purchased By :

G. VENKATESH  
S. S. S. A. RAO  
SECUNDERABAD

Sub Registrar  
Ex. Officio Stamp Vendor  
S.R.O. UPPAL

For Whom :

MEHTA & MODI HOMES  
SECUNDERABAD

**INDEMNITY BOND**

This Deed of Indemnity is made and executed on this the 12<sup>th</sup> day of November 2007 by::

M/s Mehta & Modi Homes & Others having its registered office 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad -500003, represented its Managing Partner Mr. Soham Modi, Son of Shri Satish Modi, aged about 37 Years, Occupation : Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad -500 034.

WHEREAS we (Mehta & Modi Homes & Others) are the absolute Owners of the land in Survey Nos.31, 40 (p), 41(p), 42, 44, 45 & 55 situated Chinna Cherlapally Village, Ghatkesar Mandal., Ranga Reddy Dist. admeasuring about 29.167.44 Sq. yds

AND WHEREAS we proposed to develop a residential group housing scheme lay out (Gated Community) over the said and.

AND WHEREAS we (Mehta & Modi Homes and Others) submitted the lay out (Gated Community) development application for the construction of the buildings over the said plots of land for sanction with the Hyderabad Urban Development Authority (vide my application No. 2698/MP2/Plg/HUDA/2007 dated 26.02.2007) as required by Section-14 of the A.P. Urban Areas (Development) Act. 1975.

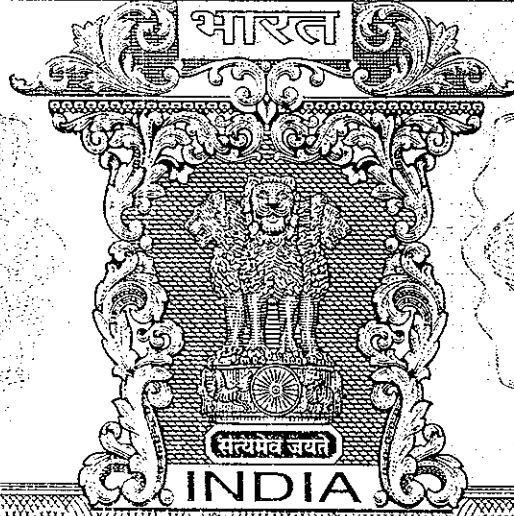
For Mehta and Modi Homes

Partner

भारतीय गैर न्यायिक

पचास  
रुपये

रु. 50



FIFTY  
RUPEES

Rs. 50

INDIA NON JUDICIAL

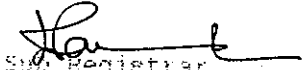
ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A 249827

Date: 01-11-2007 Serial No: 20,704 Denomination: 50

Purchased By:

G. VENKATESH  
S. R. G. A. RAO  
HYDERABAD

  
Sub Registrar  
Ex. Officio Stamp Vendor  
S.R.G. APPAL

For Whom:

MEHTA & MODI HOMES

HYDERABAD

-2-

AND WHEREAS for approval of layout plan (Gated Community) we had given under writing in the form of an Affidavit with regard to provision of G.O. No. 733, Revenue, Dated 31.10.1988 to the Hyderabad Urban Development Authority.

AND WHEREAS the Hyderabad Urban Development Authority has agreed to approve the layout plan on the afore said Affidavit.

NOW this deed witness that in pursuance of the aforesaid Affidavit and in consideration of Hyderabad Urban Development Authority having agreed to approve the layout plan submitted (vide my application No.2698/MP2/Plg/HUDA/2007 Dt. 26.02.2007) in respect of Plot of land situated at Survey Nos.31, 40(P), 41(P), 42, 44, 45 & 55 Chinna Cherlapally Village, Ghatkesar Mandal, R. R. Dist and referred to above, we here by undertake to indemnify and keep harmless the Hyderabad Urban Development Authority including the competent Authority and the other Authorities appointed under the Urban Land (Ceiling and Regulations) Act, 1976, all expenses, losses/ claims which the Hyderabad Urban Development Authority may incur or become liable to pay as a result or consequence of the approval accorded by it's the layout plan in respect of the aforesaid land.

For Mehta and Modi Homes

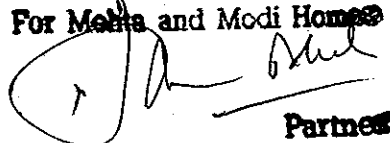
  
Partner

Further, we undertake to indemnify the Hyderabad Urban Development Authority or any other Authority regarding ownership/boundary dispute and other disputes pertaining to the said land for in consequence of the development permission is being given by Hyderabad Urban Development Authority.

We further state that we and all our successors in interest shall abide by the aforesaid terms and conditions of this Deed of Indemnity

WITNESSESS:

1)

For ~~Maha~~ and Modi Homes  
  
Partner

DEPONENT.

2)

Solemnly affirmed and Signed  
before me at Secunderabad on  
this 12<sup>th</sup> day of November 2007



ok

Dt. 10.03.2008

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

To  
The Vice Chairman,  
HUDA,  
Begumpet,  
Secunderabad.

Dear Sir,

**Sub: Submission of Interim Direction Order of Hon'ble High Court and undertaking executed by us against submission of NOC from Collector for Sy.Nos.31, 40, 41, 42, 44, 45 & 55 of Cherlapally Village, Ghatkesar Mandal, R. R. Dist.**

**Ref: Your letter No. 2698/MP2/Pig/H/2007 dated.27.10.2007**

Please find enclosed herewith the Interim Direction Order issued by the Hon'ble High Court against submission of NOC from Collector for conversion of Non-Agricultural purpose as per APAL Act Rules 2006 for Sy.Nos.31, 40,41,42,44,45 & 55 of Cherlapally Village, Ghatkesar Mandal, R. R. Dist.


We also enclosed herewith an undertaking as per the order of Hon'ble High Court.

We request you to release the draft layout at the earliest.

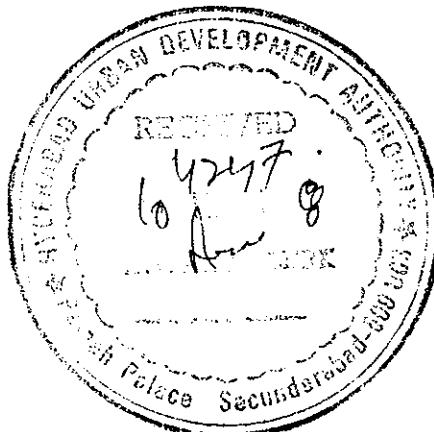
Thanking you.

Yours faithfully,

**For Mehta & Modi Homes & others**

  
(Soham Modi)

Encl: As above.



IN THE HIGH COURT OF JUDICATURE OF ANDHRA PRADESH  
AT HYDERABAD

THURSDAY, THE TWENTY EIGHTH DAY OF FEBRUARY  
TWO THOUSAND AND EIGHT

:PRESENT:

THE HON'BLE SRI JUSTICE C.V.NAGARJUNA REDDY

W.P.M.P NO: 2946 of 2008

IN

W.P.NO: 2286 of 2008

Between

- 1 M/s.Mehta & Modi Homes, rep by its Managing Partner , Soham Modi, S/o.Satish Modi, having its office at 5-4-187/3 & 4, III Floor, Soham Mansion, MG Road, Secunderabad.
- 2 Ms.Hetal K.Parikh D/o.Mr.Krishna kanth S. Parikh R/o. 5-4-187/3 & 4, III Floor, Soham Mansion, MG Road, Secunderabad.
- 3 Pravesh B.Parikh, S/o.Bharat S.Parikh R/o. 5-4-187/3 & 4, III Floor, Soham Mansion, MG Road, Secunderabad.
- 4 Piyush J Paarikh , S/o.Bharat S Parikh, R/o. 5-4-187/3 & 4, III Floor, Soham Mansion, MG Road, Secunderabad.

..... PETITIONERS

(Petitioner in WP.No : 2286 of 2008  
on the file of High Court)

AND

- 1 The Hyderabad urban Development Authority, Rep by its Vice Chairman, Begumpet, Hyderabad.
- 2 The State of A.P. rep by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.
- 3 The State of A.P. rep by its Principal Secretary, Municipal Administration, Secretariat, Hyderabad.

.....RESPONDENTS

(Respondents in -do-)

Counsel for the Petitioner: SRI VEDULA VENKATARAMANA  
Counsel for the Respondent No.1: SRI M.SURENDER RAO  
Counsel for the Respondent No.2: G.O. FOR REVENUE  
Counsel for the Respondent No.3: G.P. FOR M & A

Petition under Section 151 of CPC praying that in the circumstances stated in the affidavit filed therein, the High Court may be pleased to direct the 1st respondent to release the final layout by suspending the condition No.1 imposed by the 1st respondent in their letter No.2698/MP2/Plg/2005 dated 27.10.2007 directing the petitioners to obtain "No Objection Certificate" from the District Collector, as per AP Agricultural Lands Act Rules, 2006 notified vide G.O.Ms.No.439 Revenue dated 13.6.2007 pending WP.No.2286 of 2008 on the file of the High Court.

The Court while directing issue of notice to the Respondents herein to show cause as to why this application should not be compiled with, made the following order. (The receipt of this order will be deemed to be the receipt of notice in the case).

**ORDER:**

This is an application to direct respondent No.1 to release the final layout by suspending condition No.1 imposed by respondent No.1 in letter dated 27.10.2007, whereby the petitioners are asked to obtain "No Objection Certificate" from the District Collector under the provisions of the A.P. Agricultural Land (Conversion for Non Agricultural purposes) Act, 2006.

Heard Sri V. Venkataramana, learned counsel for the petitioners and Sri Srinivas, representation Sri M. Surender Rao, learned Standing Counsel for respondent No.1.

At the hearing, it is agreed by the learned counsel for both the parties that in identical cases this Court granted interim direction subject to certain conditions.

In view of the same, there shall be interim direction to respondent No.1 to release the draft layout without reference to condition No.1 in proceedings dated 27.10.2007 of respondent No.1 subject to the following conditions.

1. The registered mortgage executed by the petitioners in favour of respondent No.1 shall continue to be in force till the disposal of the writ petition, and
2. In the event the petitioners fail in this writ petition, they shall pay all the required charges as a consequence of compliance with condition No.1. supra.

The petitioners shall file an undertaking to the effect before respondent No.1 within a period of three weeks from today.

SD/- PRABHAKALGIKAR  
ASSISTANT REGISTRAR

// TRUE COPY //

for ASSISTANT REGISTRAR

To

- 1 The Vice Chairman, Hyderabad urban Development Authority, Begunpet, Hyderabad.
- 2 The Principal Secretary, State of A.P. Revenue Department, Secretariat, Hyderabad.
- 3 The Principal Secretary, State of A.P. Municipal Administration, Secretariat, Hyderabad. (Addresses 1 to 3 by RPAD)
- 4 One CC to Sri Vedula Venkata Ramana, Advocate (OPUC)
- 5 One CC to Sri M. Surender Rao, Advocate (OPUC)
- 6 Two CCs to the G.P. for Revenue, High Court of A.P., Hyderabad (OUT)
- 7 Two CCs to the G.P. for Municipal Administration, High Court of A.P., Hyderabad (OUT)
- 8 Two CCs to the G.P. for Revenue, High Court of A.P., Hyderabad (OUT)
- 9 One spare copy.

10

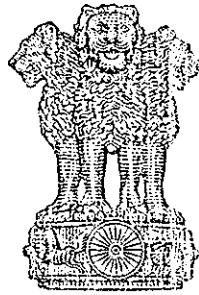
\*RVR (CS)

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 805104

LEELAG CHIMALGI

STATE CHIEF CLERK

991 6/3/08 100/-  
M. S. Prasad  
G. D. Sharma  
Mehta and Modi Homes

**LETTER OF UNDERTAKING**

Dt. 08.03.2008

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

The Vice-Chairman,  
Secunderabad Urban Development Authority,  
G.H.M.C. Building, Secunderabad - 500 003.

Sir,

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

We Ms. 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 Layout GHS (Gated) Community in Sy. Nos. 31, 40 (P), 41 (F), 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 & Modi Homes

Partner

In consequence thereof, we have filed a Writ Petition bearing W.P No.2286 of 2008 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.. HUDA to release the draft layout without reference to condition No.1 in Letter No. 2698/MP2/H/Plg/2007 dated 27-10-2007 of Respondent No.1 subject to the following condition:

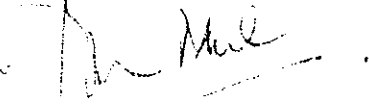
"In the event the Petitioners fail in this Writ Petition, they shall pay all the required charges as a consequence of compliance with condition No.1 supra".

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., HUDA within a period of three weeks from the date of order i.e., 04-03-2008.

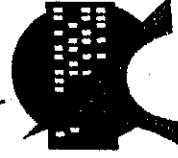
In compliance of the order passed by the Hon'ble High Court of the A.P. dated 04-03-2008, we hereby irrevocably and unequivocally undertake to pay all the required charges as a consequence of the compliance with condition No.1, in the event, the we i.e., Mehta & Modi Homes fails to succeed in the above said Writ Petition bearing W.P. No.2286 of 2008.

Hence this Letter of undertaking.

For M/s. Mehta & Modi Homes



(Soham Modi)



**KULKARNI CONSULTANTS**

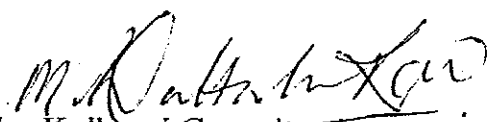
STRUCTURAL ENGINEERS, PROJECT CONSULTANTS & ARCHITECTS

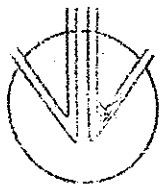
Date: =

## **CERTIFICATE OF SAFETY AND STABILITY**

We certify that the structural design's for the Group - Housing in Sy. No.: - 31,40(P),41(P), 42, 44, and 55, - Chinna Cherlapally Village, Ghatkesar Mandal, Ranga Reddy Dist. A. P.

Proposed to be constructed the designs are taken by us, the design's and drawing's pertaining to the building shall conform to the National Building Code of India relevant I. S. Codes of practice for design and construction. Belonging to Mehataand Modi Homes.

  
For Kulkarni Consultant's  
Engineers and Project Consultant's



# vitro labs

## TEST REPORT

2-2-647/A/3&4, 3rd Floor.  
 Karur Vysya Bank Building.  
 Shivam Road, Hyderabad-500 013.  
 Phone : 040-27421389  
 Fax : 040-27423582  
 e-mail : labsvitro@yahoo.com

Issued to: **M/s. Mehta & Modi Homes**  
 M/s. **Sy.No.31,40,41,42,44,45 & 55**  
**Cherlapally Village,**  
**Ghatakesar Mandal,**  
**R.R. Dist.**

Ref. No. : **VL/W/RC/81/2007/02**  
 Date : **16.02.2007**  
 Your Ref. :  
 Receipt on : **16.02.2007**

Sample Particulars :  
**Bore Water**

### TEST RESULTS

**Desirable Potable Limits**  
**(as per IS : 10500)**

S.No.	Characteristics	Values	Value
1.	pH	7.62	6.50 – 8.50
2.	Electrical Conductivity (micro mhos)	1055	---
3.	Dissolved solids (mg/l)	692	<500
4.	Total Hardness as CaCO <sub>3</sub> (mg/l)	384	<300
5.	Alkalinity to methylorange as CaCO <sub>3</sub> (mg/l)	Nil	---
6.	Alkalinity to methylorange as CaCO <sub>3</sub> (mg/l)	220	<200
7.	Non-Carbonate hardness as CaCO <sub>3</sub> (mg/l)	164	---
8.	Calcium as CaCO <sub>3</sub> (mg/l)	280	<187
9.	Magnesium as CaCO <sub>3</sub> (mg/l)	104	123
10.	Sodium as CaCO <sub>3</sub> (mg/l)	140	---
11.	Potassium as CaCO <sub>3</sub> (mg/l)	03	---
12.	Chloride as CaCO <sub>3</sub> (mg/l)	150	<352
13.	Sulphate as CaCO <sub>3</sub> (mg/l)	145	<208
14.	Nitrate as CaCO <sub>3</sub> (mg/l)	05	<36
15.	Fluoride as F (mg/l)	0.82	<1.00
16.	Silica as SiO <sub>2</sub> (mg/l)	27	---
17.	Iron as Fe (mg/l)	Nil	<0.3
18.	Colour	Colourless	<5.0
19.	Turbidity (NTU)	1.10	<5.0

Sample not drawn by us.

Authorised Signatory

Offers analytical services for Environmental, Water, Industrial Effluents, Ores & Minerals, Ferrous & Non-Ferrous Alloys, Petroleum Products, Food Materials, Soils, Poultry Feeds & Rice Bran, Etc.

**SOIL TESTING REPORT**

**PROPOSED BUILDINGS IN**

**SY NO. 31, 40, 41, 42, 44, 45, & 55**

**CHERLAPALLY (V), GHATKESAR (M)  
RR Dt.**

***MEHTA & MODI HOMES***

*Report Prepared by*

**DR. D. BABU RAO  
M.E., Ph.D.(USA), MICS**

**MCH Panellist No. 2490 /TP/2000-2**

**CONSULTING GEO TECHNICAL ENGINEER  
FORMER PROFESSOR & HEAD OF CIVIL ENGINEERING  
OSMANIA UNIVERSITY**

**Phone / Fax : 66638830**

**Mobile : 98490 - 39337**

**Email : [dbaburao2000@yahoo.com](mailto:dbaburao2000@yahoo.com)**



**REPORT OF SOIL INVESTIGATIONS FOR BUILDING  
AT CHERLAPALLY (V), GHATKESAR (M)**

M/s. Mehta & Modi Homes are proposing to construct Buildings in Sy. No. 31, 40, 41, 42, 44, 45 & 55 in Cherlapally (V), Ghatkesar (M), RR Dt.

Fig. 1 gives the site plan. The area of the site is 8 ac- 37.5 g.

The aim of this Report is to evaluate the nature and depth of the soils and strata at the site, and to determine the safe bearing capacity of the foundations, accordingly.

## **2. FIELD INVESTIGATIONS**

Trial Pits were excavated at the site at location, shown in Fig. 1. These were examined in detail. This is adequate in accordance with IS : 2720 (Code of Practice for Subsurface Investigation of Foundations ).

The sub soil profile consists of loose soil to 0.4 m depth, followed by morum.

.Undisturbed Samples were collected from the Trial Pit as per IS Code.

The samples were properly packed and transported to the Soil Testing Laboratory, Hyderabad

## **3. LABORATORY TESTING**

The samples were tested at the Soil Testing Laboratory at Hyderabad. The following Tests were conducted:

- Specific gravity            Bulk density
- Grain size distribution    Direct shear test

All the Tests were conducted in accordance with IS: 2720 (Methods of Tests for Soils )

#### 4. RESULTS

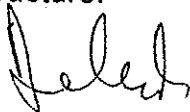
Table 1 gives the results of physical and engineering tests on samples. The bottom soils are classified as GM as per IS Classification.

Appendix gives the calculations for SBC.

#### 5. RECOMMENDATIONS

Based on Field Investigations and Laboratory Testing, the following Recommendations are made for the proposed structure.

- a) The sub soil profile consists of loose soil to 0.4 m depth, followed by morum.
- b) SBC is recommended as 25 t / sq m for isolated foundations.
- c) The actual size of the foundations will be based on loads from the super structure.



( DR. D. BABU RAO )  
M.E., Ph. D. ( USA ), M.I.G.S

CONSULTING GEOTECHNICAL ENGINEER  
FORMER PROFESSOR  
& HEAD OF CIVIL ENGINEERING, OU

**Dr. D. BABU RAO**  
M.E., Ph.D. (U.S.A.)  
Consulting Geotechnical Engineer

SOIL TESTING LABORATORY

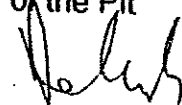
**TABLE 1**

**SUMMARY OF SOIL PROPERTIES**

**BUILDINGS AT CHERLAPALLY**

Property / Sample No.	1			
Soil	gm			
Specific gravity	2.63			
Density, KN / cu m	17.4			
<i>Grain size distribution</i>				
Gravel > 4.75 mm	10			
Coarse sand, 4.75 – 2 mm	22			
Medium sand 2 - 0.425 mm	22			
Fine sand, 0.425 – 0.075 mm	11			
Silt, 0.075 – 0.002 mm	15			
Clay < 0.002 mm	20			
<i>Shear Parameters</i>				
Cohesion, KN / sq m	40			
Angle of internal friction, $\Phi$ degrees	31			

Samples are from the bottom of the Pit



**Dr. D. BABU RAO**  
M.E., Ph.D. (U.S.A.)  
**Consulting Geotechnical Engineer**

## APPENDIX

### CALCULATION OF SAFE BEARING CAPACITY

#### BUILDINGS AT CHERLAPALLY

Assumed depth of foundation  $D = 2$  m

Assumed Width of foundation  $B = 2$  m

Unit wt. =  $17.4$  kN / cu m

Cohesion =  $40$  kN / sq m

$\Phi = 31$  degrees

Using IS Code 6403 -1981 formula for Isolated footing :

$N_c' = 17.12$   $N_q' = 8.05$   $N_r' = 7.54$

Net ult B.C. =  $1.3 c' N_c' + r D ( N_q' - 1 ) + 0.4 r B N_r'$

=  $972$  kN / sq m

With a FS of 3,  $SBC = 324$  kN / sq m

***Recommended Safe Bearing Capacity is 25 tonnes per sq m.***

भारतीय वीर न्यायिक

बीस रुपये

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Rs. 20

TWENTY  
RUPEES

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INDIA NON JUDICIAL

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07AA 492236

LEELA G. CHIMALGI

STAMP VENDOR

No. 02/25/88

5-4-76/A, Cellar, Banigum,  
SECUNDERABAD-500 003

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100. No. 22/10/88

AFFIDAVIT

We 1. Hetal K. Parikh D/o. Shri. Krishna Kanth S. Parikh, aged 22 years, 2. Pravesh B. Parikh S/o. Shri. Bharat B. Parikh, aged 27 years, 3. Piyush J. Parikh S/o. Late. Shri. Jagadish S. Parikh aged 24 years, residents of I-10-98/6 and I-10-98/41, Dwarakadas Co-operative Society, Begumpet. Secunderabad - 500 016 do hereby solemnly affirm and state on oath as follows:-

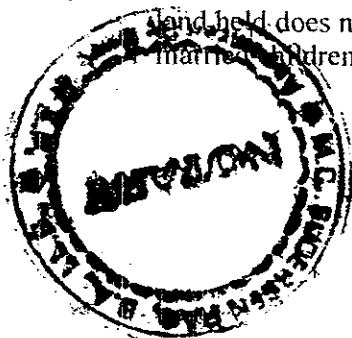
1. We hereby declare that we are the owners of the property bearing Sy. Nos. 44 and 45 situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District admeasuring 4,959.20 Sq. Mtrs which is to be developed.

2. We have not availed any exemption under G. O. Ms. No. 733, Revenue Department, Dt. 31.10.1988 and G. O. Ms. No. 289 M.A. Dt. 1-6-1989 in any other site previously within Hyderabad Urban land Ceiling Limits.

And that the application for which Group Housing permission is sought for to an extent of 36,182.34 Sq. mtrs in part of Survey Nos. 31, 40(P), 41(P), 42, 44, 45 and 55 situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District is within the ULC exemption in terms of G.O.Ms.No.733 Rev. of 1988 and the total land held does not exceed the ceiling limit held by the applicant or spouse and unmarried children.

ATTESTED

M.C. Sudarshan Rao  
B.A., LL.B.  
ADVOCATE & NOTARY  
SITAFALMANDI  
SECUNDERABAD  
PH: 2750667



1. Hetal

2. Pravesh

3. Piyush

4. We have not sold any other land nor has made any other application for such an exemption under G.O. Ms. No. 733 Revenue, dated 31.10.1988.
5. We hereby affirm/declare that the site/plot property applied for is not declared surplus under the provisions of U.L.C. Act. 1976.

17 Helal  
~~24 Helal~~  
30 Ryush,  
Signature of the Deponent

Solemnly affirm and signed  
in my presence this the  
22<sup>nd</sup> Febrauary 2007.

Date

Signature of the Notary and  
Seal with Register No. &

**ATTESTED**  
*M.C. Sudarshan Rao*  
B.A.,LL.B.  
ADVOCATE & NOTARY  
SITAPALMANDI  
SEC. 10, 11 & 12  
PH. 2777777

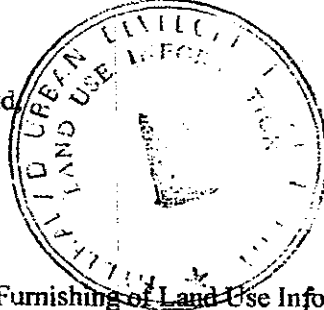


# HYDERABAD URBAN DEVELOPMENT AUTHORITY LAND USE INFORMATION

Letter No:-11213-LU/P5/HUDA/2005.

Dated : 5-10-2005

To,  
Sri.S.Prabhakar,  
Mehta & Modi Homes (P) Ltd.  
H.No.5-4-187/3&4,  
III Floor, MG Road,  
Secunderabad  
Sir,



Sub:-HUDA - Furnishing of Land Use Information  
Ref:- Your application No.100, dated : 28-9-2005

With reference to your application cited, the details of Land Use Information as per statutory provisions of MASTER PLAN is furnished hereunder:

Survey No.	Land Use
34 & 41	Residential
40	Residential (Major Part) & Water Body (Small Minor Part)

VILLAGE	: CHERLAPALLY
MANDAL	: GHATKESAR
ZONE	: CHENGICHERLA
DISTRICT	: RANGA REDDY

#### NOTE:

- (1) This information does not bar any public agency or department including the HUDA from acquisition of Lands for public purpose or from converting the Land Use at any time as per the Law.
- (2) This information shall not be used as the proof of any title to the Land.
- (3) This information shall not be used as the sole reason for obtaining exemption from the provisions of U.L.C Act. 1976.
- (4) This information does not purport to be any development permission under the APUA (Dev) Act. 1975.
- (5) This Letter is solely for information purpose only.

Yours faithfully  
B. Prasad  
5/10/2005  
for VICE CHAIRMAN

Copy to the Special Officer, ULC, Hyderabad for kind information.  
Copy to the Collector for kind information.

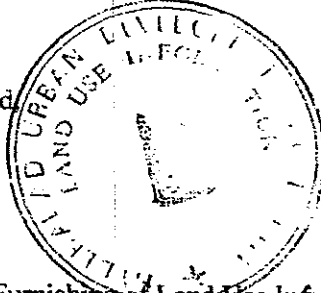
MEDICAL OFFICER  
CIVIL DISPENSARY  
WARD NO. 10 & 11  
CHILAKALAHUDA,  
SECUNDERABAD

# HYDERABAD URBAN DEVELOPMENT AUTHORITY LAND USE INFORMATION

Letter No:-11213-LU/P5/HUDA/2005.

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Sri.S.Prabhakar,  
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H.No.5-4-187/3&4,  
III Floor, MG Road,  
Secunderabad  
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Survey No.	Land Use
34 & 41	Residential
40	Residential (Major Part) & Water Body (Small Minor Part)

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MANDAL	: GHATKESAR
ZONE	: CHENGICHERLA
DISTRICT	: RANGA REDDY

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Yours faithfully  
*B. Deval*  
5/10/2005  
for VICE CHAIRMAN

Copy to the Special Officer, ULC, Hyderabad for kind information.  
Copy to the Collector for kind information.

MEDICAL OFFICER  
CIVIL DISPENSARY  
WARD NO. 10 & 11  
CHILARALAHUDA  
SECUNDERABAD



# HYDERABAD URBAN DEVELOPMENT AUTHORITY LAND USE INFORMATION

Letter No.-10815 -LU/P5/HUDA/2005

Dated : 20-9-2005

To  
Modi Properties & Investments P.Ltd.  
5-4-187/3&4,  
M.G Road,  
Secunderabad  
Sir,



Sub:-HUDA - Furnishing of Land Use Information  
Ref:- Your application No.382, dated : 19-9-2005

With reference to your application cited, the details of Land Use Information as per statutory provisions of **MASTER PLAN** is furnished hereunder:

Survey No.	Land Use
31 & 42	Residential
VILLAGE	: CHERLAPALLY
MANDAL	: GHATKESAR
ZONE	: CHENGICHERLA
DISTRICT	: RANGA REDDY

## NOTE:

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Yours faithfully  
B. D. Srinivas  
20/9/2005  
for VICE CHAIRMAN

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Copy to the Collector for kind information.

MEDICAL OFFICER  
CIVIL DISPENSARY  
WARD NO. 1 & II  
CHILAKALABUDA  
SECUNDERABAD

# HYDERABAD URBAN DEVELOPMENT AUTHORITY LAND USE INFORMATION

Letter No.-10815 -LU/P5/HUDA/2005

Dated : 20-9-2005

To  
Modi Properties & Investments P.Ltd  
5-4-187/3&4,  
M.G Road,  
Secunderabad  
Sir,



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Ref:- Your application No.382, dated : 19-9-2005

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Survey No.	Land Use
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MANDAL	: GHATKESAR
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DISTRICT	: RANGA REDDY

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- (5) This Letter is solely for information purpose only.

Yours faithfully  
B. D. Rao  
20/9/2005  
for VICE CHAIRMAN

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Copy to the Collector for kind information.

MEDICAL OFFICER  
CIVIL DISPENSARY  
WARD NO. 11 & 11  
CHILAKALAGUDA  
SECUNDERABAD

# HYDERABAD URBAN DEVELOPMENT AUTHORITY LAND USE INFORMATION

Letter No:-11213-LU/P5/HUDA/2005.

Dated : 5-10-2005

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Mehta & Modi Homes (P) Ltd,  
H.No.5-4-187/3&4,  
III Floor, MG Road,  
Secunderabad  
Sir,



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Ref:- Your application No.100, dated : 28-9-2005

With reference to your application cited, the details of Land Use Information as per statutory provisions of **MASTER PLAN** is furnished hereunder:

Survey No.	Land Use
34 & 41	: Residential
40	: Residential (Major Part) & Water Body (Small Minor Part)

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Yours faithfully  
B. Devaraj  
5/10/2005  
for VICE CHAIRMAN

Copy to the Special Officer, ULC, Hyderabad for kind information.  
Copy to the Collector for kind information.

# HYDERABAD URBAN DEVELOPMENT AUTHORITY LAND USE INFORMATION

Letter No:-10815 -LU/P5/HUDA/2005

Dated : 20-9-2005

To  
Modi Properties & Investments P.Ltd  
5-4-187/3&4,  
M.G Road,  
Secunderabad  
Sir,



Sub:-HUDA - Furnishing of Land Use Information  
Ref:- Your application No.382, dated : 19-9-2005

With reference to your application cited, the details of Land Use Information as per statutory provisions of **MASTER PLAN** is furnished hereunder:

Survey No.	Land Use
31 & 42	Residential

VILLAGE	: CHERLAPALLY
MANDAL	: GHATKESAR
ZONE	: CHENGICHERLA
DISTRICT	: RANGA REDDY

**NOTE:**

- (1) This information does not bar any public agency or department including the HUDA from acquisition of Lands for public purpose or from converting the Land Use at any time as per the Law.
- (2) This information shall not be used as the proof of any title to the Land.
- (3) This information shall not be used as the sole reason for obtaining exemption from the provisions of U.L.C Act. 1976.
- (4) This information does not purport to be any development permission under the APUA (Dev) Act. 1975.
- (5) This Letter is solely for information purpose only.

Yours faithfully  
B. D. Srinivas  
20/9/2005  
for VICE CHAIRMAN

Copy to the Special Officer, ULC, Hyderabad for kind information.  
Copy to the Collector for kind information.

Proceeding of the Deputy Commissioner, Kapra Circle,  
Greater Hyderabad Municipal Corporation

Present: Sri G. Rama Narayana Reddy, B.Tech.,

Proc.No.BA/G1/561/2008-09

Date: 22-04-2008

Sub: GHMC – Kapra Circle – Town Planning Section – Application for development of land in Group Housing Scheme Layout (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 by HUDA – Released – Reg.

- Ref: 1. HUDA Lr.No.2698/MP2/HUDA/2007, dated:25-03-2008.  
2. Application of M/s. Mehta & Modi Homes & Others, dated:26-02-2007.  
3. This office Letter No.BA/G1/561/2008-09, dt:11-04-2008.  
4. Letter dated: 11-04-2008 received from the applicant along with enclosures.

<><><>

**ORDER:**

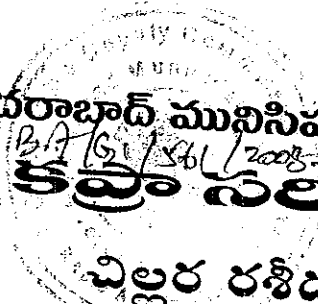
The HUDA approved plans for development of land with group housing scheme draft layout (Grated Community) in Nos.31,40(P), 41(P),42,44,45 & 55 of Chinna Cherlapally (V), Ghatkesar (M) Ranga Reddy District in an extent of area Ac-6.03 gts forwarded to this office are hereby released to the applicant/layout owner subject to the following conditions.

1. The applicant / layout owner / developer is here by permitted to sale the Plot.Nos. from 301 to 313, 318 to 368 and the Plot.Nos. form 314, 315, 316 & 317 are mortgaged in favour of Vice-Chairman, HUDA.
2. That the layout now issue does not exempt the lands under reference form 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 HUDA will take up development works.
5. The Deed of mortgage by conditions sale executed by the applicant in favour of HUDA is purely a measure to ensure compliance of the conditions of development of infrastructure by the applicant / developer and HUDA 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 HUDA the area so mortgaged in favour of HUDA shall be forfeited and also HUDA 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 development works within a period of **3 YEARS** and submit a requisition letter for releasing of mortgage plots area which is in favour of Vice – Chairman, HUDA duly enclosing letter of Municipality Commissioner, in regard to roads, open spaces taken over by the Municipality.

M.F.No.52 (Carbon)

080223846

# గ్రేటర్ హైదరాబాద్ మునిసిపల్ కార్పొరేషన్ కవ్రా సర్కిల్



చిల్లర రశీదు మొదటి ప్రతి

MISCELLANEOUS RECEIPT తేది. 16-4-2007

నంబర్ 2698 (గి.రా. 105/56/2008-09) ది. 23-12-2007

శ్రీ వీ. వెంకటేశ్వర రావు & Sons & others

రూ. 31,400/- గా 41,42,44,45 & 55 చూరూ ఛార్జీలు గాఠి నంబర్

రూ. 882800/- అక్షరాల ది. టైపు లాబ్ టైపు

1000 అక్షరాల ది. టైపు లాబ్ టైపు

Bpl	258132
V.L.	153940
S.C.	12316
C.L.	14584

Computer charges - నిమిషం ముట్టినవి. 50+67=117

Travel charges 54810

D. charges 32600

అక్షరాల వాడుక. R.W.H. 256000

S-D 32000

Layout 24107

షరాబు లేక గుమాస్తా Comm - Bpl & others 43214

*[Signature]*

882,800/-

డిప్యూటీ కమిషనరు,

గ్రేటర్ హైదరాబాద్ మునిసిపల్ కార్పొరేషన్  
కవ్రా సర్కిల్



**HYDERABAD URBAN DEVELOPMENT AUTHORITY**  
(G.H.M.C. Building) 3<sup>rd</sup> Floor.  
West Marredpally, Secunderabad.

PLANNING DEPARTMENT [Dev.Control]

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

Dated: 23-12-2007  
25-03-2008

To  
The Deputy Commissioner,  
Greater Hyderabad Municipal Corporation,  
Kapra Circle, Kapra,  
RANGA REDDY DISTRICT.

Sir,

Sub:- HUDA - Plg. Application for development of land in Group Housing Scheme Layout (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/HUDA/99, dated.1-5-2001.  
2. Application of M/s.Mehta & Modi Homes & others, dated: 26-2-2007.  
3. This office Letter of even No. dt.27-10-2007.  
4. Letter dated.20-11-2007 received from the applicant.

\*\*\*\*\*

It is to inform that, in the reference 2<sup>nd</sup> cited, M/s.Mehta & Modi Homes & others, have applied to HUDA 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.

The above proposals submitted by the applicant(s) 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 in force.

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.6.03 Gts. along with existing measurements of the plotted area on ground. The same is hereby approved in L.P.No.07/MP2/Plg/H/2008 Dated: 23-12-2007 & 25-03-2008 and hereby communicated subject to the following conditions:

1. The applicant / layout owner / developer is hereby permitted to sale the Plot.Nos. from 301 to 313, 318 to 368 and the Plot.Nos. from 314, 315, 316 & 317 are mortgaged in favour of Vice-Chairman, HUDA.
2. That the layout now issue does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976.

15. The Municipality 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 Municipality 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 HUDA / HADA / CDA 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 applicant should submit the NOC from the Collector to HUDA, as per APAL Act rules 2006 Conversion for Non-Agriculture Purpose, before release of the Draft Layout Plan.
22. But the Draft Group Housing Layout (Gated Community) release as per the interim order of the Hon'ble High Court in W.P.M.P.No.2946 of 2008, dt.28-2-2008 subject to outcome of final orders in W.P.No.2286 of 2008.

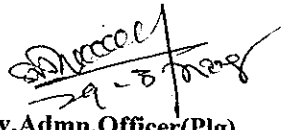
Yours faithfully,  
Sd/-  
Vice-Chairman.

**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//

  
Div. Admn. Officer (Plg).





**HYDERABAD URBAN DEVELOPMENT AUTHORITY**  
(G.H.M.C. Building) 3<sup>rd</sup> Floor.  
West Marredpally, Secunderabad.

PLANNING DEPARTMENT [Dev.Control]

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

Dated: 23-12-2007  
25-03-2008

To  
The Deputy Commissioner,  
Greater Hyderabad Municipal Corporation,  
Kapra Circle, Kapra,  
RANGA REDDY DISTRICT.

Sir,

Sub:- HUDA - Plg. Application for development of land in Group Housing Scheme Layout (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.

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1. The applicant / layout owner / developer is hereby permitted to sale the Plot.Nos. from 301 to 313, 318 to 368 and the Plot.Nos. from 314, 315, 316 & 317 are mortgaged in favour of Vice-Chairman, HUDA.
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.
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5. The Deed of mortgage by conditions sale executed by the applicant in favour of HUDA is purely a measure to ensure compliance of the conditions of development of infrastructure by the applicant / developer and HUDA 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 HUDA the area so mortgaged in favour of HUDA shall be forfeited and also HUDA 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 Vice-Chairman, HUDA duly enclosing letter of Municipality Commissioner, in regard to roads, open spaces taken over by the Municipality.
10. The applicant shall not be permitted to sale the plots / area which is mortgaged in favour of HUDA i.e., from Plot.Nos.314, 315, 316 & 317 and the Municipality 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 Municipal Commissioner / Exe.Authority shall not approved and release any building permission or allow any unauthorized developments in the area under mortgaged to HUDA 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 HUDA.
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 Municipal 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.

Contd....3/-

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22. But the Draft Group Housing Layout (Gated Community) release as per the interim order of the Hon'ble High Court in W.P.M.P.No.2946 of 2008, dt.28-2-2008 subject to outcome of final orders in W.P.No.2286 of 2008.

Yours faithfully,  
Sd/-  
Vice-Chairman.

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//

  
Div.Admn.Officer(Plg).

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 805104

LEELA G CHIMALGI  
STATE VENDOR

991 6/368 100-

Hyderabad  
Mehta and Modi Homes and others

LETTER OF UNDERTAKING

Dt. 08.03.2008

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

The Vice-Chairman,  
Hyderabad Urban Development Authority,  
G.H.M.C. Building, Secunderabad - 500 003.

Sir,

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

We Ms. 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 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 & Modi Homes

Partner

In consequence thereof, we have filed a Writ Petition bearing W.P No.2286 of 2008 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., HUDA to release the draft layout without reference to condition No.1 in Letter No. 2698/MP2/H/Plg/2007 dated 27-10-2007 of Respondent No.1 subject to the following condition:

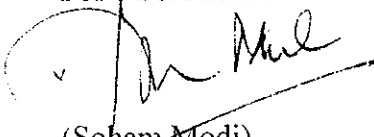
"In the event the Petitioners fail in this Writ Petition, they shall pay all the required charges as a consequence of compliance with condition No.1 supra".

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., HUDA within a period of three weeks from the date of order i.e.. 04-03-2008.

In compliance of the order passed by the Hon'ble High Court of the A.P. dated 04-03-2008, we hereby irrevocably and unequivocally undertake to pay all the required charges as a consequence of the compliance with condition No.1, in the event, the we i.e., Mehta & Modi Homes fails to succeed in the above said Writ Petition bearing W.P. No.2286 of 2008.

Hence this Letter of undertaking.

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

  
(Soham Modi)

o/c

Date: 13.11.2007

From:  
Mehta & Modi Homes & Others  
5-4-187/3&4, II Floor,  
Soham Mansion, M. G. Road,  
Secunderabad-500003.

To  
The Vice Chairman,  
Hyderabad Urban Development Authority,  
Secunderabad-500 003.

Dear Sir,

**Sub: Submission of Agreement and Deed of Mortgage, Indemnity Bond, Encumbrance Certificates and Photographs of mortgaged plots in Sy. Nos. 31, 40(P), 41 (P), 42, 44, 45 & 55 of Chinna Cherlapally Village, Ghatkesar Mandal, R. R. Dist**

**Ref: Your letter No.2698 /MP2/Plg/ Huda/2007 dated 27.10.2007**

In response to your above referred letter we have paid DC charges on 13.11.2007 and the challan of the same have been submitted to you on 13.11.2007.

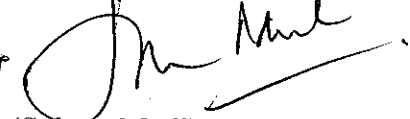
Now we are submitting the following documents which are mentioned in your above referred letter.

1. Agreement & Deed of Mortgage and Indemnity Bond both are duly typed on Rs. 100/- stamp papers as per the format given by you for the Plot Nos.314, 315, 316 and 317 admeasuring 1,081.30 Sq. Yards in Survey Nos. 31, 40(P), 41 (P), 42, 44, 45 & 55 of Chinna Cherlapally village, Ghatkesar Mandal, R. R. Dist
2. We have also displayed two boards in the plots which are to be mortgaged to HUDA of the above said survey numbers and the same boards photographs are enclosed herewith for your ready reference.
3. Two Encumbrance certificates prior to mortgage of the plots which are to be mortgaged to HUDA are enclosed herewith

We request you to inspect our site and complete the process for mortgage of plots and process our file to release the draft lay-out at the earliest.

Thanking you,

**For Mehta & Modi Homes & Others**

  
(Soham Modi)

- Encl:**
1. Agreement & Deed of Mortgage duly typed on s.100/- stamp paper
  2. Indemnity Bond duly typed on Rs. 100/-stamp paper
  3. Photographs
  4. Encumbrance Certificates.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

*L. G. Chinnay*  
H 385489  
LEELA G CHINALG!  
STAMP VENDOR  
M. USKOT  
5-4-78/A. (Latter Baginam)  
SECUNDERABAD-500 003

*24/10/07*  
Date: *24/10/07*  
Value: *100/-*  
By: *C. Venkatesh*  
For: *G. R. Rao*  
Per Where: *Mehta and Modi Homes*

**AGREEMENT & DEED OF MORTGAGE**

(Under Article (A) & 35(b) of Schedule 1- of Indian Stamp Act)

This deed of simple mortgage made and executed on this on this day of \_\_\_\_\_ November Two Thousand Seven 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-500 008, represented by its Managing Partner Mr. Soham Modi, Son of Shri Satish Modi, aged about 37 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 HUDA 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. 314, 315, 316 and 317 (Total No. of Plots 4 (Four) admeasuring total, extent of 1081.30 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, Ghatkesar Mandal, Ranga Reddy Dist.

**For Mehta and Modi Homes**

*[Signature]*  
Partner

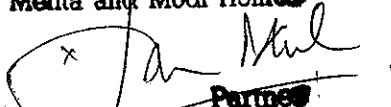
And whereas the Mortgagee having accepted the same as sanctioned the layout plan in file No.2698/MP2/Plg/HUDA/2007 subject to the following conditions that the following works as per specifications appended will be completed by the Mortgagor within One year from the date of release of approved layout.

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 100ft., 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 HUDA.

**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.U.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.

**For Mehta and Modi Homes**

  
Partner



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.

- 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.U.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. 314 & 315 admeasuring about 384.66 Sq. yds forming part of Survey Nos. 31, 40 (P), 41 (P), 42, 44, 45 & 55 situated Chinna Cherlapally Village, Ghatkesar Mandal, Ranga Reddy Dist, marked red in the plan annexed hereto, bounded on:

<b>NORTH BY</b>	: Plot No. 313
<b>SOUTH BY</b>	: 30' wide road
<b>EAST BY</b>	: Commercial Area - I
<b>WEST BY</b>	: 30' wide road

**SCHEDULE OF THE PROPERTY -II**

All that 2 (Two) plots bearing Nos. 316 & 317 admeasuring about 696.64 Sq. yds forming part of Survey Nos. 31, 40 (P), 41 (P), 42, 44,45 & 55 situated Chinna Cherlapally Village, Ghatkesar Mandal, Ranga Reddy Dist marked red in the plan annexed hereto, bounded on:

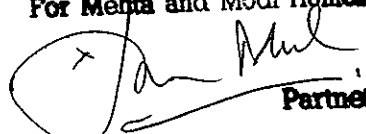
<b>NORTH BY :</b>	: 30' wide road
<b>SOUTH BY :</b>	: Green Belt and 4' wide Nala
<b>EAST BY :</b>	: 30" wide road
<b>WEST BY :</b>	: 30" wide road

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.

For Mehta and Modi Homes



Partner

Signature of the Mortgagor

MORTGAGE DEED OF PLAN OF 4 (FOUR) PLOTS BEARING NO'S. 314, 315, 316 & 317

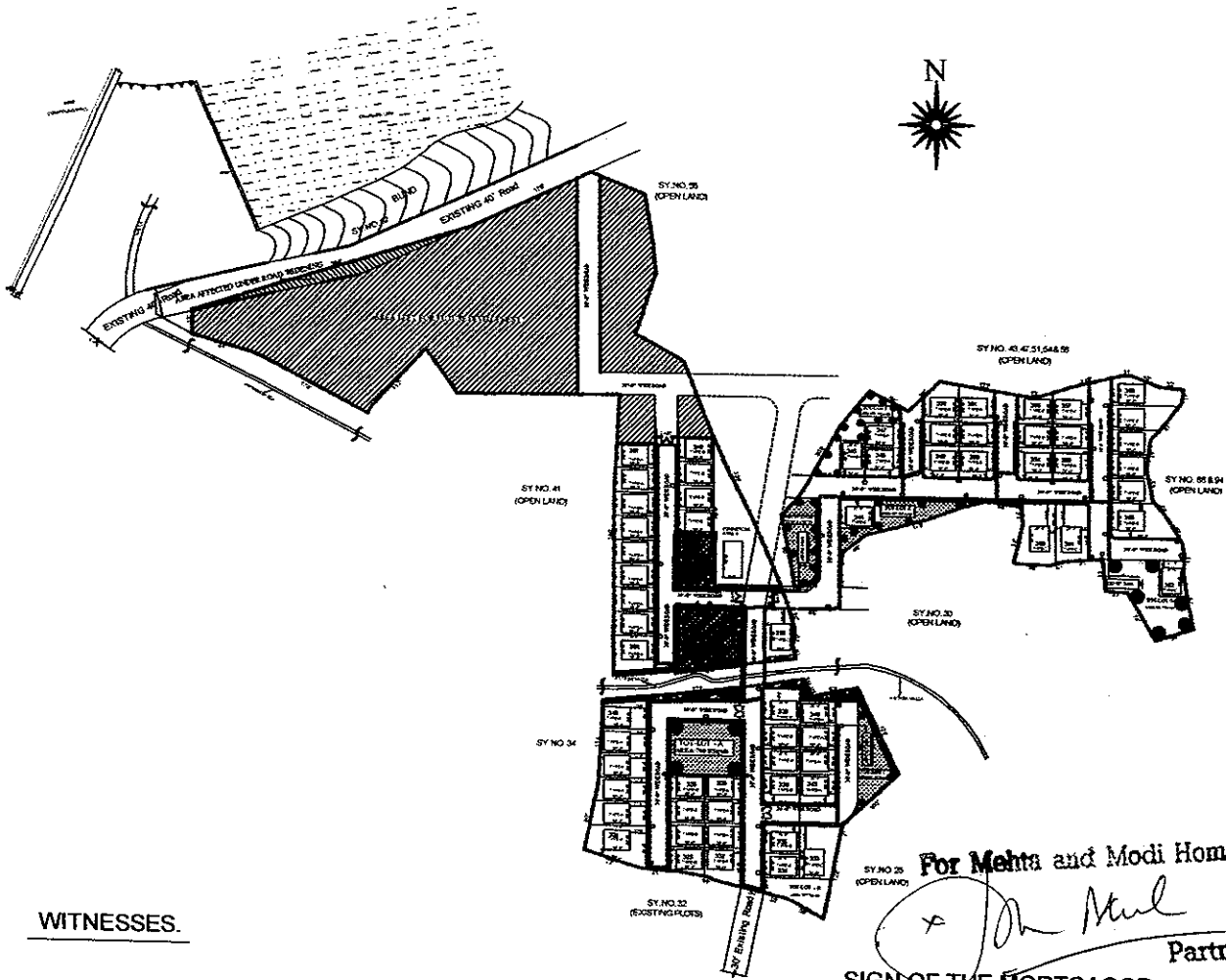
IN SY.NO'S. 31, 40 (P), 41 (P), 42, 44, 45 & 55 OF CHINNA CHERLAPALLY VILLAGE, GHATKESAR MANDAL, R.R DISTRICT.

MORTGAGOR : MEHTA & MODI HOMES & OTHERS.

REPRESENTED BY ITS MANAGING PARTNER SHRI.SOHAM MODI.

MORTGAGEE : HYDERABAD URBAN DEVELOPMENT AUTHORITY (HUDA).

AREA :1081.30 SQ.YDS.



WITNESSES.

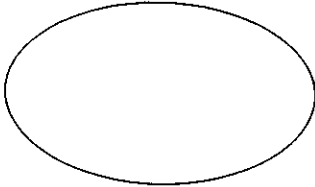

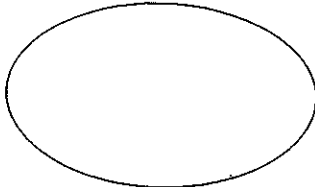

- 1.
- 2.

For Mehta and Modi Homes  
*(Signature)*  
 Partner  
 SIGN OF THE MORTGAGOR.

SIGN OF THE MORTGAGEE.

*(Signature)*

**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><u>MORTGAGOR</u></p> <p>M/S. MEHTA &amp; MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 2<sup>ND</sup> FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD - 500 003 REP. BY ITS PARTNER.</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p><u>MORTGAGEE:</u></p> <p>1. M/S. HYDERABAD URBAN DEVELOPMENT AUTHORITY (HUDA) REP. BY AUTHORISED SIGNATORY MR. YADAGIRI RAO S/O. MR. YELLAMAIAH</p>

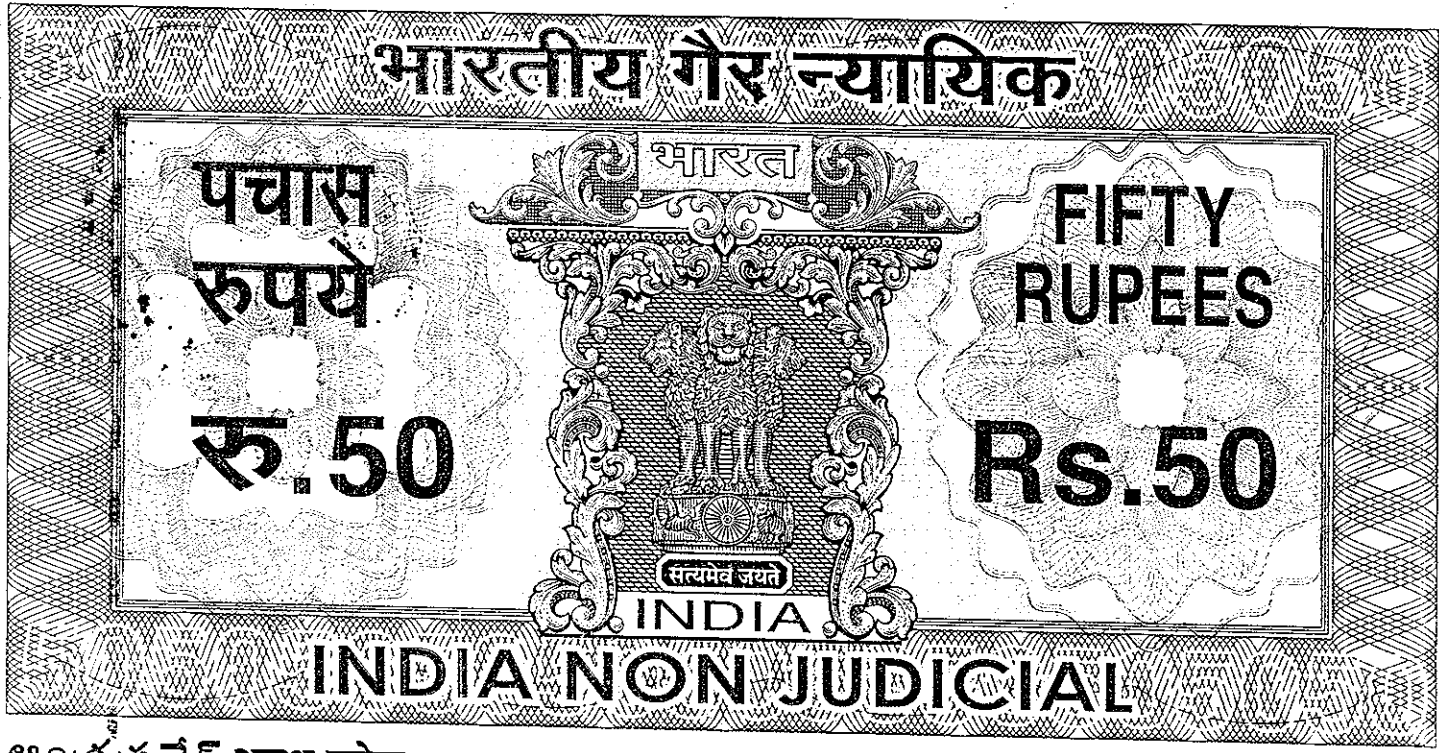
SIGNATURE OF WITNESSES:

- 1.
- 2.

**For Mehta and Modi Homes**

*(Signature)*  
**Partner**

SIGNATURE OF EXECUTANTS



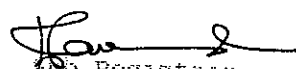
ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A 249826

Date : 07-11-2007 Serial No : 20,702 Denomination : 50

Purchased By :

G.VENKATESH  
S/O.G.A. RAO  
SECUNDERABAD

  
Registrar  
Ex.Officio Stamp Vendor  
S.R.O. UPPAL

For Whom :

MEHTA & MODI HOMES  
SECUNDERABAD

**INDEMNITY BOND**

This Deed of Indemnity is made and executed on this the 12<sup>th</sup> day of November 2007 by::

M/s Mehta & Modi Homes & Others having its registered office 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad -500003, represented its Managing Partner Mr. Soham Modi, Son of Shri Satish Modi , aged about 37 Years , Occupation : Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad -500 034.

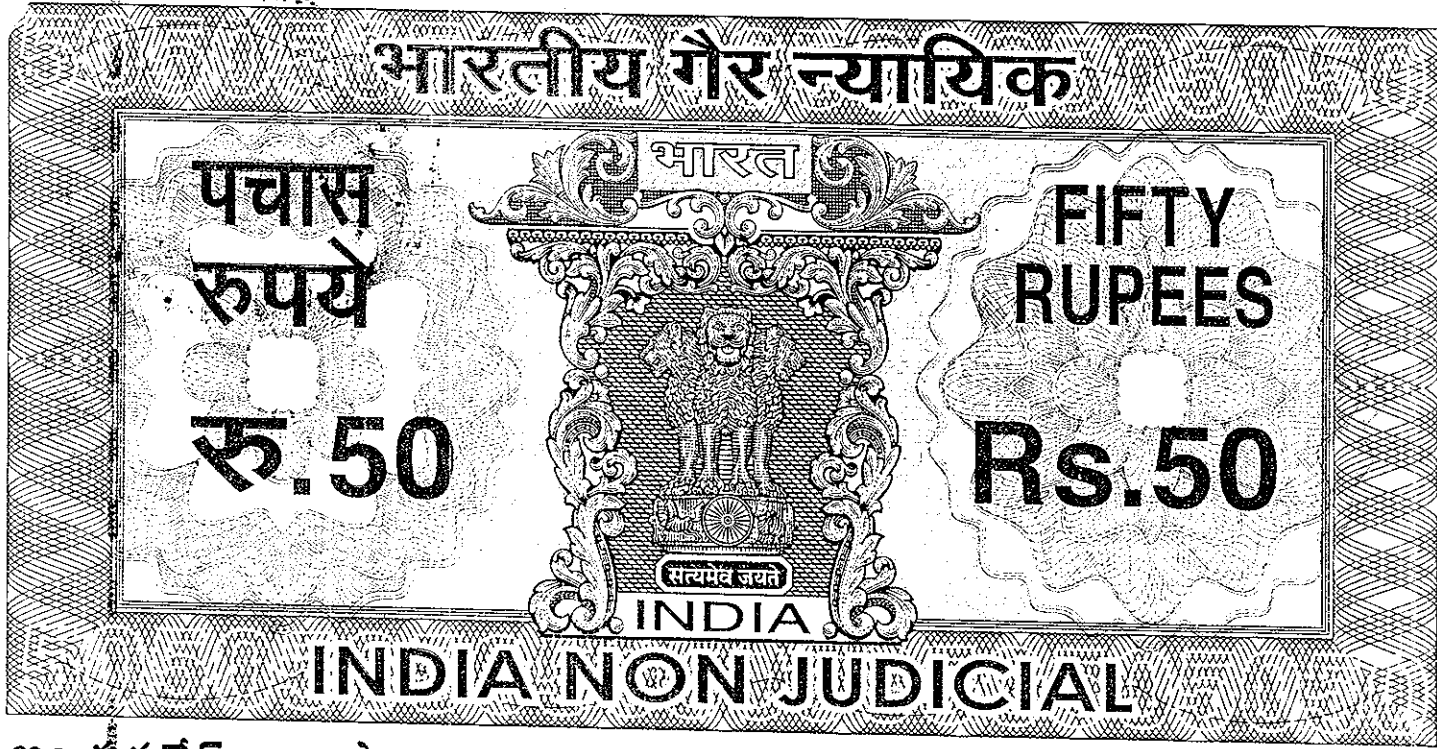
WHEREAS we (Mehta & Modi Homes & Others) are the absolute Owners of the land in Survey Nos.31, 40 (p), 41(p), 42, 44, 45 & 55 situated Chinna Cherlapally Village. Ghatkesar Mandal., Ranga Reddy Dist, admeasuring about 29,167.44 Sq. yds

AND WHEREAS we proposed to develop a residential group housing scheme lay out (Gated Community) over the said and.

AND WHEREAS we (Mehta & Modi Homes and Others) submitted the lay out (Gated Community) development application for the construction of the buildings over the said plots of land for sanction with the Hyderabad Urban Development Authority (vide my application No. 2698/MP2/Plg/HUDA/2007 dated 26.02.2007) as required by Section-14 of the A.P. Urban Areas (Development) Act. 1975.

For Mehta and Modi Homes

  
Partner



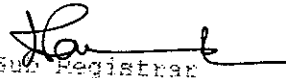
ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A 249827

Date : 01-11-2007 Serial No : 20,704 Denomination : 50

Purchased By :

G. VENKATESH  
S/O. G.A. RAO  
SECUNDERABAD

  
Sub Registrar  
Ex. Officio Stamp Vendor  
S.R.O. UPPAL

For Whom :

MEHTA & MODI HOMES

SECUNDERABAD

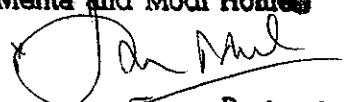
-2-

AND WHEREAS for approval of layout plan (Gated Community) we had given under writing in the form of an Affidavit with regard to provision of G.O. No. 733, Revenue, Dated 31.10.1988 to the Hyderabad Urban Development Authority.

AND WHEREAS the Hyderabad Urban Development Authority has agreed to approve the layout plan on the afore said Affidavit.

NOW this deed witness that in pursuance of the aforesaid Affidavit and in consideration of Hyderabad Urban Development Authority having agreed to approve the layout plan submitted (vide my application No.2698/MP2/Plg/HUDA/2007 Dt. 26.02.2007) in respect of Plot of land situated at Survey Nos.31, 40(P), 41(P), 42, 44, 45 & 55 Chinna Cherlapally Village, Ghatkesar Mandal, R. R. Dist and referred to above, we here by undertake to indemnify and keep harmless the Hyderabad Urban Development Authority including the competent Authority and the other Authorities appointed under the Urban Land (Ceiling and Regulations) Act, 1976, all expenses, losses/ claims which the Hyderabad Urban Development Authority may incur or become liable to pay as a result or consequence of the approval accorded by it's the layout plan in respect of the aforesaid land.

For Mehta and Modi Homes

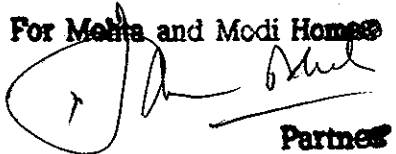
  
Partner

Further, we undertake to indemnify the Hyderabad Urban Development Authority or any other Authority regarding ownership/boundary dispute and other disputes pertaining to the said land for in consequence of the development permission is being given by Hyderabad Urban Development Authority.

We further state that we and all our successors in interest shall abide by the aforesaid terms and conditions of this Deed of Indemnity

**WITNESSESS:**

1)

For ~~Modi~~ and Modi Homes  
  
Partner

DEPONENT.

2)

Solemnly affirmed and Signed  
before me at Secunderabad on  
this 12<sup>th</sup> day of November 2007