

HYDERABAD URBAN DEVELOPMENT AUTHORITY LAND USE INFORMATION

Letter No: --11271-LU/P5/HUDA/2007.

Dated: 18-08-2007.

To,
Sri. M.Malla Reddy,
Admini Assistant

Modi Properties,
H.No.5-4-187/3 & 4,
II Floor, M.G.Road,
Secunderabad -500 003.



Sir,

Sub:-HUDA - Furnishing of Land Use Information
Ref:- Your application No. 10047 to 10049. dated : 16-08-2007.

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
11 to 18,29. 31,35 to 38. 41,42,44,45. 76,96,130. 132 to 136. 144 & 146.	Residential.
39 & 40.	Residential (Major Part) & Water Body (Minor Part).
55.	Residential & Water Body Bund Touching.
290	Residential (Part) & Water Body (Part).
291	Residential & 100ft(30mts) Wide Road.
293 & 294.	Residential & 100ft(30mts) Wide Road Touching. Railway Line Touching.
VILLAGE	: CHERLAPALLY
MANDAL	: GHATKESAR
ZONE	: CHENGI CHERLA
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. Rao
18/8/2007
for VICE CHAIRMAN

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

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B. D. Rao
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for VICE CHAIRMAN

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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH *L. Narasimha* 85AA 822097
 a. NO. *3572* Date *30/05/05* Rs. *100/-*
 Sold to *mehta and modi homes.*
 S/o *See*
 For Whom *See*

LEELA C. CHIMALGI
 STAMP
 L. No. 11
 5-4-187/3&4
 SECUNDERABAD

GIFT (SETTLEMENT) DEED FOR CHARITABLE PURPOSE

THIS DEED OF GIFT (SETTLEMENT) is made and executed on this the 4th day of May 2005 by

M/s. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 35 years, Occupation: Business

HEREINAFTER CALLED THE SETTLOR OF THE ONE PART, the terms 'THE SETTLER' herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representative, administrators, and assignees etc., as the parties themselves.)

IN FAVOUR OF

THE KAPRA MUNICIPALITY, Kapra Local Authority, Constituted under the A.P. Municipality Act, 1965, Represented by its Commissioner, Kapra Municipality, Ranga Reddy District.

(HEREINAFTER CALLED THE SETTLEE)

For Mehta and Modi Homes

 Partner

ATTESTED

 M. NARSIMHA, B.Sc., LL.B.
 ADVOCATE & NOTARY
 RANGA REDDY DISTRICT

WHEREAS the settler is the absolute owners of the land bearing survey no. 35, 36(P), 37(P), 38(P) and 39(P) admeasuring 29,645 Sq. yds (24,796 sq. mtrs) situated Cherlapally Village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy Dist..

AND WHEREAS the settler had converted the said land admeasuring 29,645 Sq. yds (24,796 sq. mtrs) into house plots leaving space for roads, parks etc., and got the layout approved by the HUDA vide file no. 2755/MP2/HUDA/2004, dated 30.09.2004.

WHEREAS the settler decided to settle the said open place reserved for parks in the said layout i.e., open space admeasuring 2,999 sq. yds. (2,508.45 Sq. mtrs) for parks, 8915 sq. yds (7,456.78 Sq. mtrs). for roads as shown in the plan proposed, totally admeasuring 11,914 sq. yds (9,965.23 Sq. mtrs) in favour of the settlee in order to enable the settlee to develop them for parks and roads, without any monitory consideration but of charitable dispositions and settlee agreed to accept for the same for public charitable bonafide purposes.

NOW THEREFORE this deed witnesses that in consideration of charitable disposition of the settler towards parks and the areas effected under proposed, the settler do hereby grant, transfer, assigns, convey and settle absolutely free from encumbrances in favour of the settlee all the said property described in the schedule hereto, now in occupation and enjoyment, privileges easements and appurtenances whatsoever in or to the said property belonging or in any way appertaining or usually held of occupied there with or reputed to belong or be appurtenant there to and all the estate, right title and interest or claim and demand whatsoever of the settlement in or to the said property. The settlee absolutely shall hold and enjoy the same as absolute owner for the charitable purpose for construction of parks, roads etc. and for the benefit of the occupants at large as Governed by G.O. Ms.No. 72 M.A.

The settler have given possession of the said property to the settlee who shall hold and enjoy the same without any interruption from the settler or anyone claiming through or under interest for settler.

The settler do hereby declare that they are the sole and absolute owners of the said property and that no other person or persons have any right, title or interest in the said property.


The settlee may get the said property mutated in its name of the Municipality records and the settler agreed to Co-operate with it in this behalf.

The land is not an assigned land within the meaning of A.P. Assigned lands (Prohibition of transfers) Act. No. 9 of 1997 and it does not belong to or under mortgage to Government or their agencies / undertakings.

For Mehta and Modi Homes


Partner

ATTESTED


R. M. NARSIMHA, S.Sc., LL.B
ADVOCATE & NOTARY
NORTH LALLAGUDA,
SECUNDERABAD-500 002.

SCHEDULE OF THE PROPERTY

ALL that the piece of land being open space admeasuring 2,999 sq. yds. (2,508.45 Sq. mtrs) for parks, 8915 sq. yds (7,456.78 Sq. mtrs). for roads, in Survey Nos. 35, 36(P), 37(P), 38(P) and 39(P) , situated at Cherlapally Village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy Dist..

1. Park No.1
Area : 816.67 Sq. yds (683.08 Sq. mtrs)

Boundaries:

North : Plot Nos. 33 & 44
South : 40' Wide Road
East : 40' Wide Road
West : 40' Wide Road

2. Park No. 2
Area: 2182.33 Sq. yds (1,825.37 Sq. mtrs)

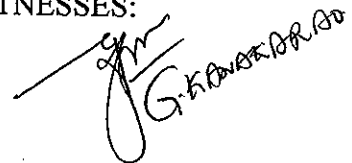
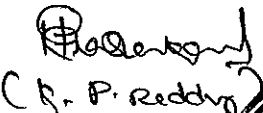
Boundaries:

North : Compound Wall and Nala
South : Plot Nos. 17,24,25,38,39 & 40' wide road.
East : Compound wall and Neighbors property
West : 40' wide road

as per the layout plan enclosed.

IN WITNESS WHEREOF the settler hereunder have set their hands to this Deed of Gift of settlement with their own free will and should mind on the day, month and year first above mentioned in the presence of the following witnesses.

WITNESSES:


1. 
G. K. Reddy
2. 
C. P. Reddy

For Mehta and Modi Homes


Partner
SETTLER



ATTESTED


M. NARSIMHA, B.Sc., LL.M.
ADVOCATE & NOTARY
NORTH LALLAGUDA,
SECUNDERABAD-500 009.



PROCEEDINGS OF THE COMMISSIONER, KAPRA MUNICIPALITY.

Present: Sri S. RAMA NARAYANA REDDY.B.Tech.,

Proc. No.G1/3650/2004,

Date: 15-06-2005

Sub:- KAPRA MUNICIPALITY - Town Planning - Layouts - Approval of the Final Residential Layout in Survey Nos. 35,36(P), 37(P), 38(P) and 39 (P) of Cherlapally Village, belonging to Sri M/s Mehta and Modi Homes - Orders - Issued.

- Ref:-**
1. Registered Gift Deed submitted by Sri M/s Mehta and Modi Homes, dated 06-05-2005, showing the Roads and Open spaces.
 2. Letter No.2755/MP2/Plg/HUDA/2004, dated 07-06-2005 from the Vice-Chairman, HUDA, Secunderabad.

ORDER:

Vide reference Second cited, the Residential Final Layout in Survey Nos. 35, 36(P), 37(P), 38(P) and 39 (P) of Cherlapally Village has been approved by the Vice-Chairman, HUDA and the said Residential Final Layout is hereby released subject to the following conditions.

1. That the final layout now issued does not exempt the lands under reference from the purview of Urban Land Ceiling Act, 1976.
2. Necessary clearance from the Urban Land Ceiling authorities should be obtained before putting the plots to residential use and also disposing plots.
3. Every building site shown in the sanctioned plan L.P.No.50/MP2/HUDA/2004, dated 30-09-2004 shall be utilized for the construction of any dwelling house and no shop, go-down or any other building which is not ordinarily connected with dwelling shall be constructed in the site. No building shall be converted to any other than to which it has been permitted for.
4. The total built up area in an individual plot shall be within the stipulated F.A.R. the maximum permissible plot coverage, and the minimum stipulated building set backs and other building requirements required as per rules and regulations in force.
5. The building lines and the street boundary for the respective streets shall be adopted as shown in the sanctioned layout plan L.P.No.50/MP2/H/2004, dated 30-09-2004 while considering the building permission, and when a site abuts more than one street, the building line shall be enforced in respect of all streets.

Contd.....2

6. For the area shown as "Amenities" specific approval of HUDA and Municipality shall be obtained by the owner before undertaking development/building activity etc.

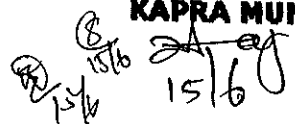
7. In this layout which has been provided with water supply, sewerage and drainage disposal systems; street lighting, rain water harvesting structures and other civic amenities shall ensure proper and effective maintenance of the said services and impose any further conditions for their usage and maintenance.

8. The layout owners/developers shall ensure that the roads and open spaces which are provided with the necessary plantation and greenery shall be maintained.

9. There will not be any revision of this final layout.

10. This permission does not bar any public agency including HUDA, HADA, CDA to acquire the lands for any public purpose as per law.


COMMISSIONER
KAPRA MUNICIPALITY, R.R.DIST.


1516

To

M/s Mehta and Modi Homes,
5-4-187/3 & 4, 3rd Floor,
M.G. Road,
SECUNDERABAD-500 003.

Copy to the Town Planning Supervisor-II along with layout copy for necessary action.

Copy to the Town Planning Officer for information.

Copy submitted to the Vice-Chairman, HUDA, Secunderabad for favour of kind information.

Date: 13.06.2005.

To,
The Vice Chairman,
Hyderabad Urban Development Authority,
Rasoolpura Police Lines,
Begumpet,
Secunderabad.

Dear Sir,

**Sub: Submitting soft copy of final lay out and request for release of
original Relinquishment Deed**
Ref: File No. 2755/MP2/Plg/H/04.

Please find herewith that we are submitting a soft copy of final lay out plan of our land which is situated at Sy. Nos. 35, 36(p), 37(p), 38(p) and 39 (p), Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.

We request you to release our original Relinquishment deed bearing No.5230/05 dated 1st June 2005.

Thank You.

Yours faithfully,
for **Mehta & Modi Homes,**


(Soham Modi)
Managing Partner.

HYDERABAD URBAN DEVELOPMENT AUTHORITY
1-8-323, Paigah Palace, Police Lines,
SECUNDERABAD-500 003

Letter No. 2755 /MP2/Plg/HUDA/2004,

Date : 31-05-2005.

To

M/S.Mehta Modi & Homes,
5-4-187/3&4, IIIrd floor,
M.G. Road,
Secunderabad-500 003.

Sir/Madam,

Sub:- HUDA - DC Unit - Layout in Sy.Nos. _____
35, 36(P), 37(P), 38(P) & 39(P) of
Cherlapally (V), Ghatkesar

Mandal, R.R.District - Filing of Relin-
quishment Deed - Reg.

- Ref:- 1. Draft Layout permission No. 2755 /
MP2/Plg/H/2004 , dated: 30-09-2004
2. Your representation dated: 14-3-2005
for final layout permission.
3. This Authority Lr.No.2755 /MP2/H/ 04
dt: 3-5-05 advising you to handover
the open spaces, roads etc., to the
Local body.
4. Lr.No.KMC/G1/3650/2004, dt:27-5-2005
of the Commissioner/Exe.Authority,
Kapra Municipality, R.R.Dist.
Gift Deed No.4430/05, Dt.9-5-2005.

Please refer to the letter 4th cited of the Commissioner,
~~XXXXXXXXXX XXXXXXXXXXXX~~, Kapra Municipality confirming taking over
of open spaces, roads etc.

You are therefore advised to execute the Relinquishment
Deed as per the proforma enclosed and inform the date of execu-
tion for deputing the Jr.Plg.Officer of this Authority to the
Registration Dept.

Yours faithfully,
Sd/-
for Vice-Chairman.

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

[Signature]
2-6-05
Divi. Admn. Officer (Plg.)

[Signature]

OFFICE OF THE KAPRA MUNICIPALITY RANGA REDDY DISTRICT

From

The Commissioner,
Kapra Municipality,
R.R. District.

To

The Vice-Chairman
Hyderabad Urban Development
Authority,
Hyderabad.

Lr.Roc. No.KMC/G1/3650/2004,Date: 27-05-2005

Sir,

Sub: - KAPRA MUNICIPALITY - Ranga Reddy District - Final layout in Sy.No. 35, 36(P), 37(P), 38(P) & 39 (P) of Cherlapally (v) - Handing over of roads & open spaces - Regarding.

Ref: - Lr. Roc No. 2755/MP2/4/2004, Dated: 3-5-2005 of the of the vice - chairman, HUDA - Hyderabad.

* * *

With reference to the letter cited, I submit that M/s. Mehta & Modi Homes have handed over the roads & open spaces to Kapra Municipality through Registered gift settlement deed No. 4430/05 date 9-5-2005.

Further, I am to submit the existing width of the road (varying from 50-0' to 80-0') on western side of the lay-out boundary which is out side of this lay-out area may kindly be maintained in future permissions. The attested copy of registered gift deed of roads & open spaces is enclosed here with.

This is for favour of kind information and necessary further action for release of final layout.

End: As above

Yours faithfully,

S. N. N. S.

COMMISSIONER,

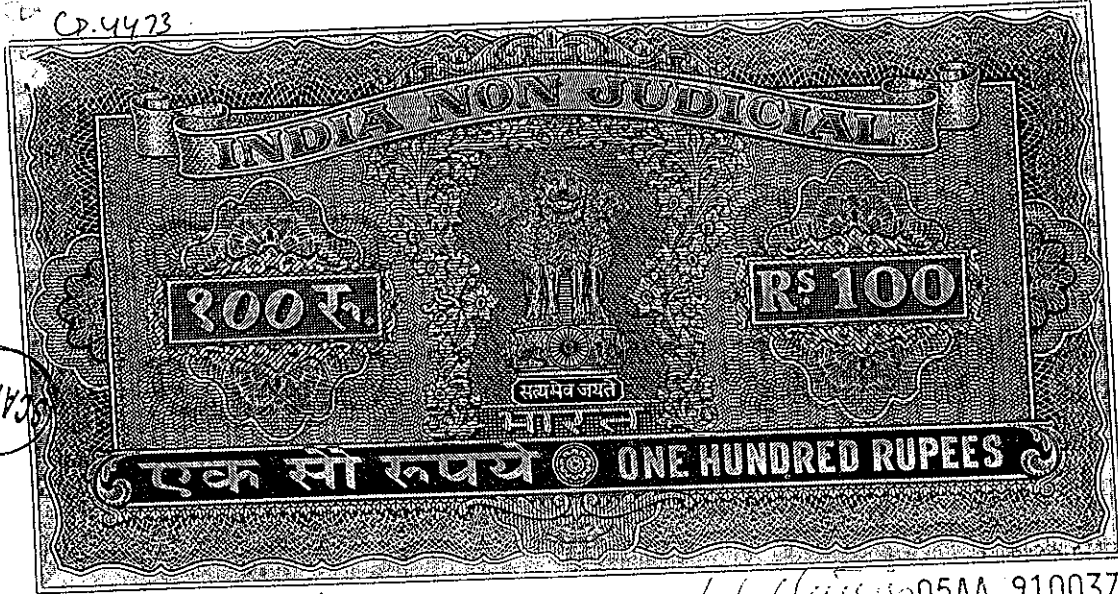
KAPRA MUNICIPALITY

27/5
27/5
27/5

4430/05

100Rs.

CP.4473



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH L. No. 13/97/5-4-76/A

LEELA G. CH

STAMP V

L. No: 13/97

5-4-76/A

SECUNDERA



S. No. 3726 Date 05/05/2005
 Sold to Mental Modi Homes
 S/o. Secy Sec-PRAD
 For Whom

GIFT (SETTLEMENT) DEED FOR CHARITABLE PURPOSE

THIS DEED OF GIFT (SETTLEMENT) is made and executed on this the 3rd day of May 2005 by

M/s. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Partner Mr. Suresh U. Mehta, Son of Late. Shri. Uttamlal Mehta, aged about 55 years, Occupation: Business

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IN FAVOUR OF

THE KAPRA MUNICIPALITY, Kapra Local Authority, Constituted under the A.P. Municipality Act, 1965, Represented by its Commissioner, Kapra Municipality, Ranga Reddy District.

(HEREINAFTER CALLED THE SETTLEE)

For Mehta and Modi Homes

[Signature]
 Partner

Attested &

[Signature]
 Commissioner
 Kapra Municipality
 R. R. Dist.

20/5 19/5

WHEREAS the settler is the absolute owners of the land bearing survey no. 35, 36(P), 37(P), 38(P) and 39(P) admeasuring 29,645 Sq. yds (24,796 sq. mtrs) situated Cherlapally Village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy Dist..

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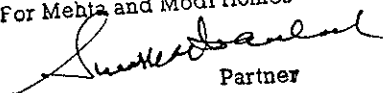
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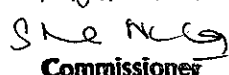
The settlee may get the said property mutated in its name of the Municipality records and the settler agreed to Co-operate with it in this behalf.

The land is not an assigned land within the meaning of A.P. Assigned lands (Prohibition of transfers) Act. No. 9 of 1997 and it does not belong to or under mortgage to Government or their agencies / undertakings.

The market value of the Property is 11,914 sq. yards is Rs. 44,08,500/-

For Mehta and Modi Homes


Partner

Attested

Commissioner
Kapra Municipality
R. R. Dist.

19/5
10/1

SCHEDULE OF THE PROPERTY

ALL that the piece of land being open space admeasuring 2,999 sq. yds. (2,508.45 Sq. mtrs) for parks, 8915 sq. yds (7,456.78 Sq. mtrs). for roads totally admeasuring 11,914 sq. yds (9,965.23 Sq. mtrs) in Survey Nos. 35, 36(P), 37(P), 38(P) and 39(P), situated at Cherlapally Village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy Dist.. *Page 2*

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Area: 816.67 Sq. yds (683.08 Sq. mtrs)

Boundaries:

North : Plot Nos. 33 & 44
South : 40' Wide Road
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West : 40' Wide Road

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Area: 2182.33 Sq. yds (1,825.37 Sq. mtrs)

Boundaries:

North : Compound Wall and Nala
South : Plot Nos. 17,24,25,38,39 & 40' wide road.
East : Compound wall and Neighbors property
West : 40' wide road

as per the layout plan enclosed.

IN WITNESS WHEREOF the settler hereunder have set their hands to this Deed of Gift of settlement with their own free will and should mind on the day, month and year first above mentioned in the presence of the following witnesses.

WITNESSES:

1. *[Signature]*
(R. Poellagar Reddy)
2. *[Signature]*
(E. Ratnam)

For Mehta and Modi Homes

[Signature]
Partner
SETTLER

11 Attested 11

[Signature]
Commissioner
Kapra Municipality
R. R. Dist.

[Signature]
10/5

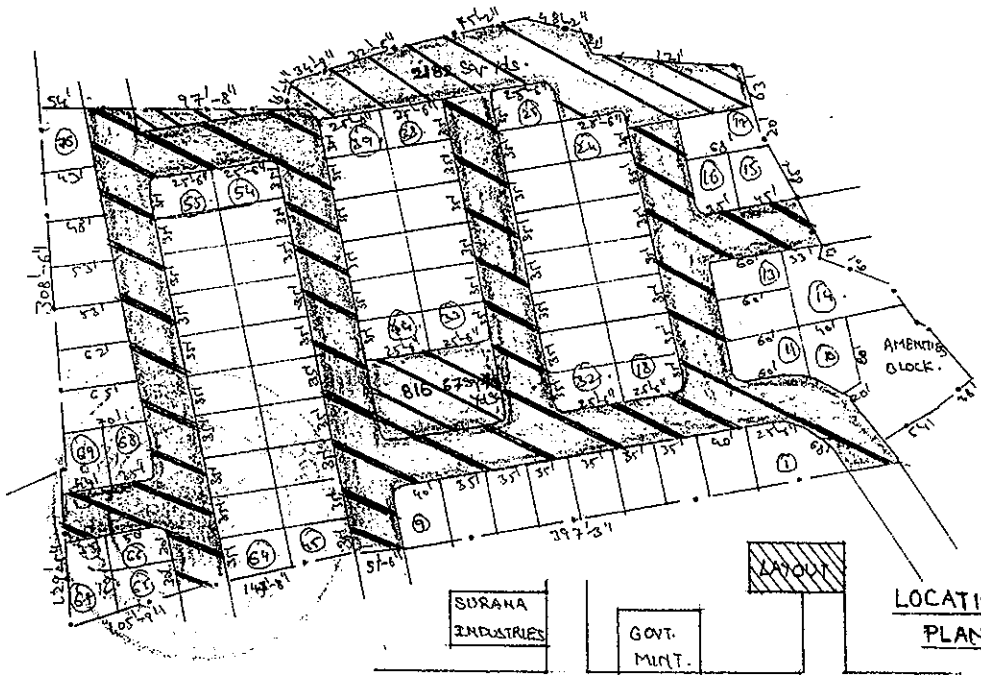
[Signature]
10/5

APPROVED LAYOUT PLAN SHOWING THE ROADS AND PARKS PROPOSED TO
 HANDOVER TO KAPRA MUNICIPALITY IN SURVEY NOS 35, 36 (P), 37 (P), 38 (P) &
 39 (P) SITUATED AT CHERLAPALLY VILLAGE, CHATKESAR MANDAL, RANGA
 REDDY DISTRICT BY M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS
 PARTNER MR. SURESH.U.MEHTA.

REFERENCE: ...

ROADS AFFECTED:  AREA: 8915 SQ. YDS.

PARKS:  AREA: 2999 SQ. YDS.



HANDED OVER:

SETTLER: MEHTA & MODI HOMES
 FOR: ...

Suresh U. Mehta
 PARTNER

WITNESSES:

1. *P. ...*
2. *...*

Attested by
S. H. ...
 Commissioner
 Kapra Municipality
 R. R. Dist.
 10/5

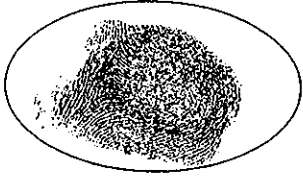
**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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IN BLACK INK (LEFT
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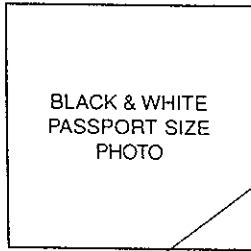
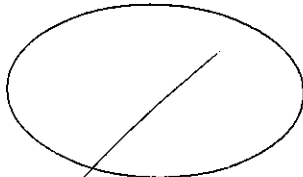
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER

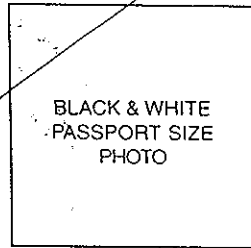
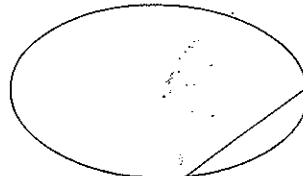
SETTLER:—



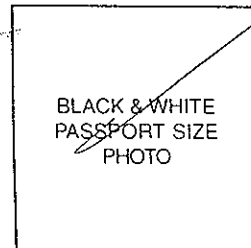
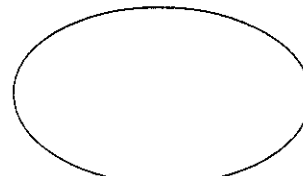
M/s. MEHTA & MODI HOMES,
having its (O) S-U-187 / 3 & 4,
M.G. Road, Sec'bad, Rep by JH
Partner Mr. SURESH U. MEHTA
S/o. LATE CHANMLAL MEHTA.



BLACK & WHITE
PASSPORT SIZE
PHOTO



BLACK & WHITE
PASSPORT SIZE
PHOTO



BLACK & WHITE
PASSPORT SIZE
PHOTO

SIGNATURE OF WITNESSES

1. (E. Ramani)
2. (E. Ramani)

For Mehta and Modi Homes

Partner

SIGNATURE OF THE EXECUTANT'S

or checked by
S. K. N. C. G.
Commissioner
Kapurthala Municipality
R. R. Dist.
10/5

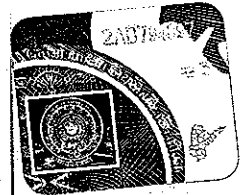


ఆంధ్ర ప్రదేశ్ / ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 S.No. 28579 Date 19/5/2005 Rs. 100

06AA 347897

Name: Mahanagar
 S/o. D/o. W/o: Mallesh
 For Whom: Mehta & Modi Homes

K. SRINIVAS
 S.V.L. No. 26/98, R.No. 39/2004
 City Civil Court,
 SECUNDERABAD.

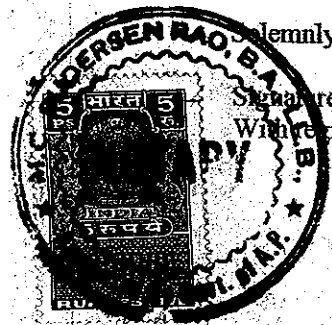


AFFIDAVIT

We M/s. Mehta & Modi Homes a partnership firm having its registered office at 5-4-187/3 & 4, 3rd Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Shri. Soham Modi S/o. Shri. Satish Modi aged 36 years Occupation: Business, do hereby solemnly affirm and state on oath as follows:

1. That we have applied to HUDA for layout in Sy.Nos.35, 36(p), 37(p), 38(p) and 39(p) of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District admeasuring Acres 6- 05 guntas vide file No. 2755/MP2/H/Plg/2004. HUDA has sanctioned tentative layout and sent to Kapra Municipality for releasing on 30.09.2004. Kapra Municipality has released the tentative layout vide their proceedings No. G1/3650/2004 dated 25.10.2004.
2. We have completed the development works in all aspects and requested HUDA to release final lay out vide our letter dated 14.03.2005 . HUDA has sanctioned our final lay out and asked us to mortgage open spaces and roads in favor of Kapra Municipality vide their letter No. 2755/MP2/H/2004 dated 03.05.2005. We have mortgaged the open spaces and roads in favor of Kapra Municipality vide registered gift deed No.4430/05 dated 9th May 2005.
3. Kapra Municipality Officials have inspected the layout and found out that the western side of our lay out compound wall is not tallying with the plan which is sanctioned by HUDA.
4. We undertake that we will rectify the western side of our lay out compound wall as per the plan sanctioned by HUDA.

I solemnly affirmed and signed in my presence on this the 26th May 2005.



Signature of the Notary and Seal
 With Register No and Date.

ATTESTED
 M.C. Sundersen Rao
 S.A., LL.B
 ADVOCATE & NOTARY
 SITAPALMANDI
 SECUNDERABAD

For Mehta and Modi Homes
 Partner
 DEPONENT

Dt. 02.06.2005

To
The Vice Chairman,
Hyderabad Urban Development Authority,
Opp: Rasoolpura Police Lines,
Begumpet,
Secunderabad – 500 003.

Dear Sir,

Sub: Submission of Deed of Relinquishment and requesting you to release final lay out at the earliest.

Ref: Your letter No. 2755/MP2/HUDA/2004 dated.

With reference to the above please find enclosed herewith the original Deed of Relinquishment bearing No. 5230/05 dated 1st June 2005 duly executed by your Assistant Planning Officer Mr. M. Janardhan Rao. We have also enclosed herewith one attested copy of the same.

We request you to release the final lay-out at the earliest.

Thanking you,

Yours faithfully,

For MEHTA & MODI HOMES,



(SOHAM MODI)

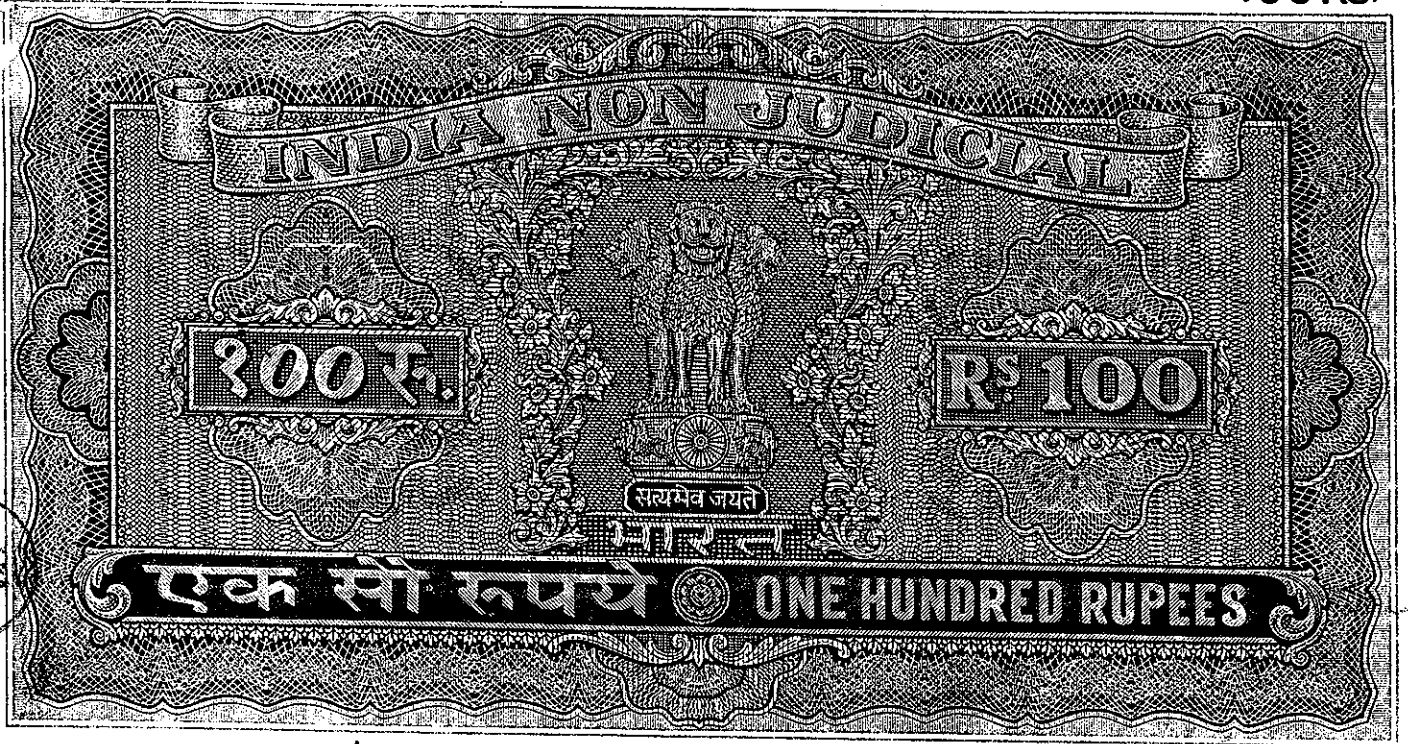
Partner.

Encl: Original Deed of Relinquishment
& one attested copy

C.S. 5277

5230/05

AN 5353
100Rs.



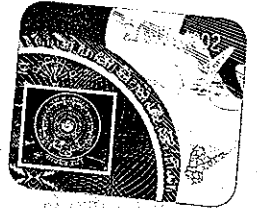
SWANK

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ - ANDHRA PRADESH

06AA 347902

S.No. 28584 Date 19/5/2005 Rs. 1000/-
 Name Mahender
 S/o. D/o. W/o. Mallesh
 For Whom Mehta & Modi Homes

K. SRINIVAS
 S.V.L. No. 26/98, R.No. 39/2004
 City Civil Court,
 SECUNDERABAD.



DEED OF RELINQUISHMENT

THIS DEED FOR RELINQUISHMENT is made and executed on this the 1st day of June 2005 at Hyderabad by:-

HYDERABAD URBAN DEVELOPMENT AUTHORITY represented by its Authorised signatory, Shri. M. Janardhan Rao, A.P.O, Son of Shri Late Shir M. Surya Narayana Rao, aged about 56 years, having its office at Paiga Palace, Rasoolpura Police Lines, Begumepet, Secunderabad – 500 003, hereinafter called as the “RELEASOR” of the one part, which term shall mean and include all its executors, administration, legal representatives and assignes etc.,

IN FAVOUR OF

M/s. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partner Mr. Soham Modi, Son of Sri Satish Modi, aged about 35 years, Occupation: Business., hereinafter called as “RELEASEE” of the second part, which term shall mean and include all their heirs, executors, nominees and assignes etc.

WHEREAS, the Releasee have earlier executed a Deed of Mortgage by Conditional Sale in respect of Plot Nos. 18 to 38 (Total No. of Plots 21, each 204.16 Sq. yards) admeasuring total extent of 4,287.36 Sq. Yards forming part of Survey Nos. 35, 36(P), 37(P), 38(P) & 39(P) Charlapally village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, in favour of Releasor (Under Article 48 of Schedule 1 A of Indian Stamp Act) through Registered Document No. 9515 of 2004 dated 9th September 2004 registered at Sub-Registrar’s Office, Uppal, Hyderabad.

M. Janardhan Rao
 Attested
 K. Srinivas
 Hyderabad - 500 003

WHEREAS, the Releasee have completed the development works as per HUDA specifications and as per the terms and conditions of Deed of Mortgage by Conditional Sale in the sanctioned layout plan in the File No. 2755/MP2/P1g/HUDA/2004.

NOW THIS DEED OF RELINQUISHMENT, WITNESSETH AS FOLLOWS:-

THAT, in pursuance of these present, the Releasor after satisfying with the development works done by the Releasee in the sanctioned Layout Plan File No. 2755/MP2/P1g/HUDA/2004 dated 30.09.2004, do hereby release and relinquish all its ownership rights, titles and interest over the plot Nos. 18 to 38 (Total No. of Plots 21, each 204.16 Sq. yards) admeasuring total extent of 4,287.36 Sq. Yards forming part of Survey Nos. 35, 36(P), 37(P), 38(P) & 39(P) Cherlapally Village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, mortgaged vide document stated above, infavuur of the Releasee.

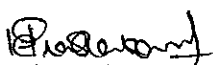
SCHEDULE OF PROPERTY

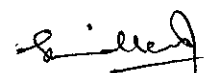
All that 21 Plots bearing Nos.18 to 38, (each 204.16 Sq. yards) admeasuring about 4,287.36 Sq. Yards forming part of Survey Nos. 35, 36(P), 37(P), 38(P) & 39(P) Cherlapally Village, Ghatkesar Mandal, Kapra Municipality, Ranga Reddy District, and bounded as follows: ON BLOCK NO.2

NORTH BY	: Open Space
SOUTH BY	: 40' Road & Open Space in Survey No.37 & 39
EAST BY	: 40' Wide Road
WEST BY	: Plot No.39 to 44

In WITNESS WHEREOF, the Releasor has signed on this Deed of Relinquishment with free will and consent on this day, month and year first above mentioned.

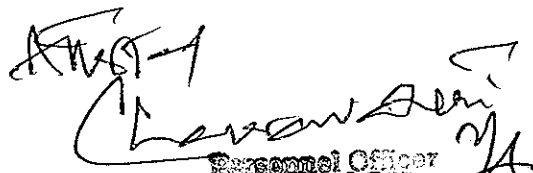
WITNESSES:

1. 
(K. Prabhakar Reddy)

2. 
(SRIHAR)



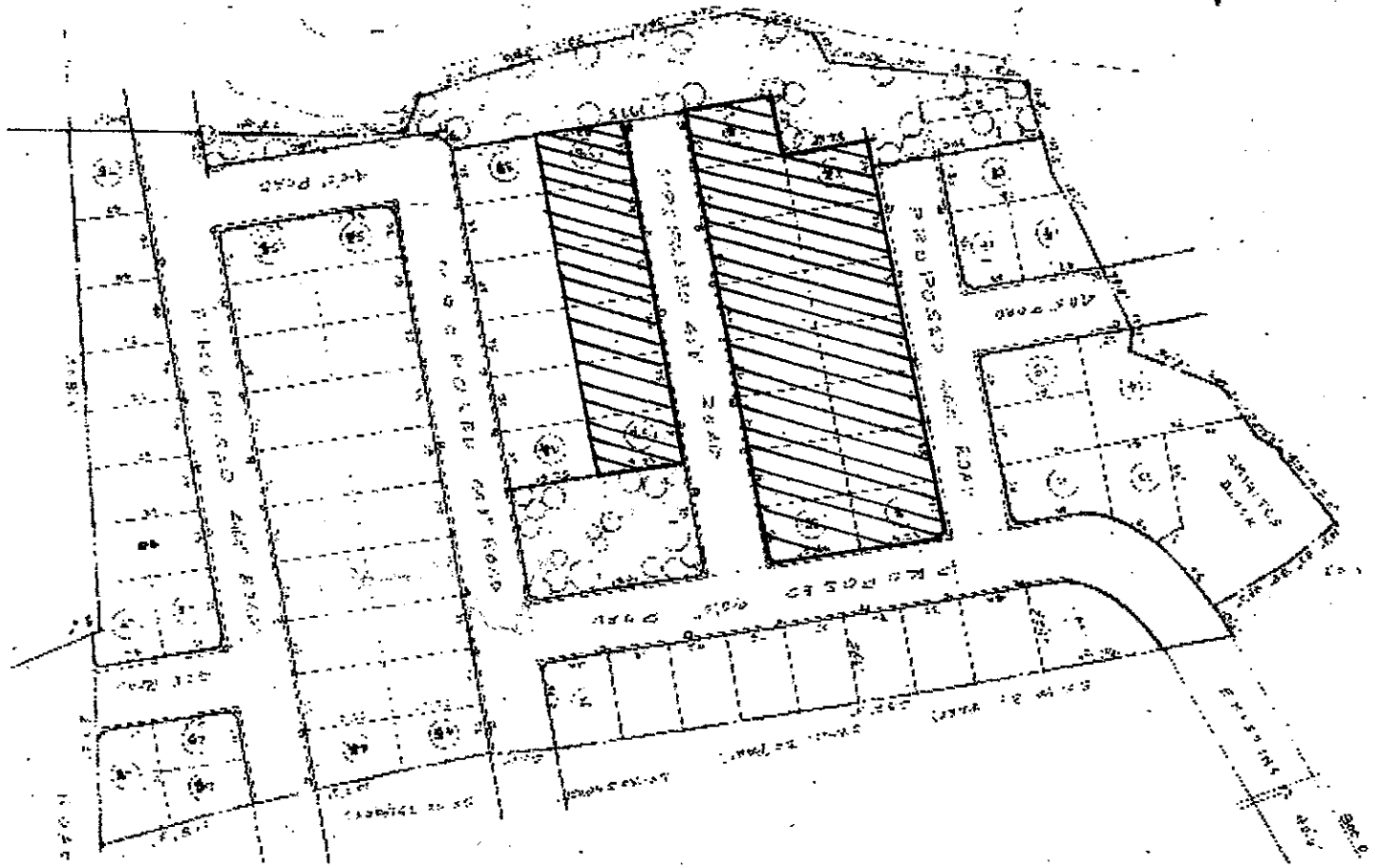
RELEASOR


Personnel Officer
Sri Jansh
APTR
Vidyalaya, Hyderabad - 500 082.

ALL THAT 21 PLOTS BEARING NOS.18 TO 38, (EACH 204.16 SQ. YARDS) ADMEASURING ABOUT 4,287.36 SQ. YARDS FORMING PART OF SURVEY NOS. 35, 36(P), 37(P), 38(P) & 39(P) CHERLAPALLY VILLAGE, GHATKESAR MANDAL, KAPRA MUNICIPALITY, RANGA REDDY DISTRICT

RELEASOR: H. U.D.A., REP. BY ITS ASSISTANT PLANNING OFFICER MR. M. JANARDHAN RAO, S/O. LATE SHRI M. SURYA NARAYANA RAO

RELEASEE: M/S. MEHTA & MODI HOMES, REP. BY ITS MANAGING PARTNER MR. SOHAM MODI, S/O. SHRI SATISH MODI



WITNESSES:

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

M. Janardhan
RELEASOR

[Signature]
Personnel Officer
Ser - I/ Vigilance Cell,
APTRANSCO, Vidyan Soudha,
Hyderabad - 500 022.

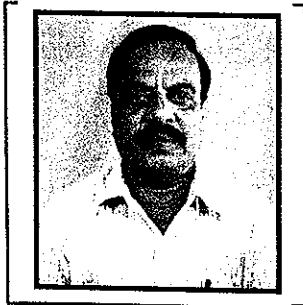
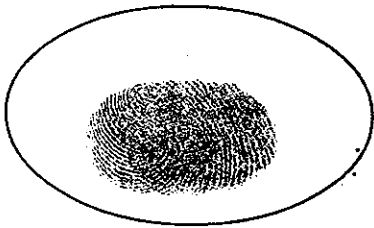
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SI.No. FINGER PRINT
IN BLACK INK (LEFT
THUMB)

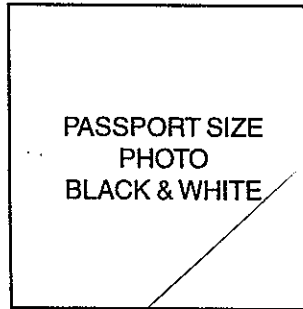
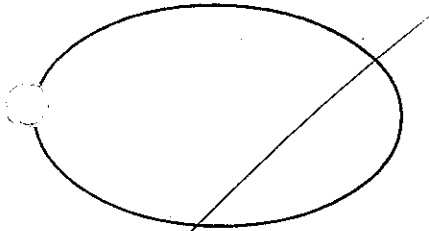
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER

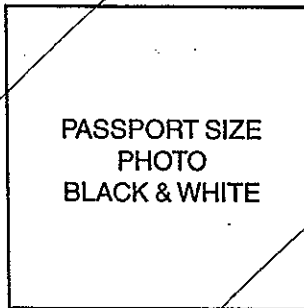
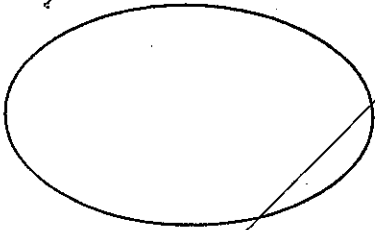
RELEASES:-



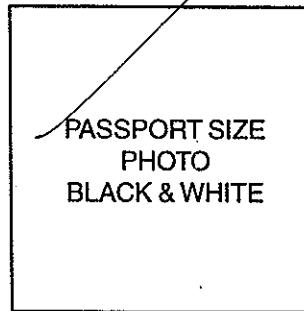
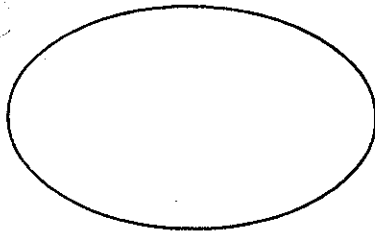
H. U. D. A - Rep. by its
Authorised Signatory Shri
M. Janardhan Rao, having its
(C) Paiga Palace, Begumpet,
Secunderabad - 500-003.



PASSPORT SIZE
PHOTO
BLACK & WHITE



PASSPORT SIZE
PHOTO
BLACK & WHITE



PASSPORT SIZE
PHOTO
BLACK & WHITE

SIGNATURE OF WITNESSES :

1. Prasanna
2. Sreed

(Signature)
(Signature)
Personnel Officer
Ser - I / Vigilance Cell,
APTRANSCO, Vidyan Soudha,
Hyderabad - 500 022.

M. Janardhan Rao
SIGNATURE OF THE EXECUTANT'S



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 129676

No. 49107 Date 11/9/04 Re. 100/-
Sold to Mehta and Modi Homes,
S/o. See
For Whom See

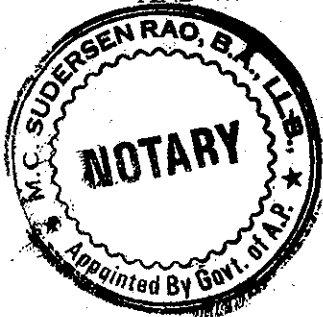
L-G. Chimalgi
LEELA G. CHIMALGI
STAMP VENDOR
L No: 13/97 & N. 1/2003
5-4-76/A Chhat, Ranigunj
SECUNDERABAD - 500 003.

INDEMNITY BOND

This Deed of Indemnity is made this 9th day of September 2004 by
M/s. MEHTA & MODI HOMES, having its registered office 5-4-187/3 & 4, III Floor,
Soham Mansion, M. G. Road, Secunderabad - 500 003, represented its Managing Partner
Mr. Soham Modi, Son of Shri Satish Modi, aged about 34 years, Occupation: Business,
resident of Plot No.280, Road No.25, Jubilee Hills, Hyderabad -500 034

WHEREAS we are the Owners of Survey Nos. 35, 36(P), 37(P), 38(P) and 39(P) situated
Cherlapally Village, Ghatkesar Mandal, Ranga Reddy Dist, admeasuring about 24796
Sq.Mtrs/Ac.6-05 Guntas :

AND WHEREAS ^{we} proposed to develop a residential layout over the said land.



For Mehta and Modi Homes
[Signature]
Partner

ATTESTED
[Signature]
M.C. Sudersen Rao
B.A., LL.B.
ADVOCATE & NOTARY
SITAFALMANDI
SECUNDERABAD
PHONE : 27506634.

AND WHEREAS we submitted the layout development application for the construction of the building over the said plot of land for sanction with the Hyderabad Urban Development Authority (vide my application no. 2755/MP2/HUDA/2004 dated 09.03.2004) as required by Section-14 of the A.P. Urban Areas (Development Act. 1975.

AND WHEREAS for approval of the layout plan, we had given an undertaking 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.

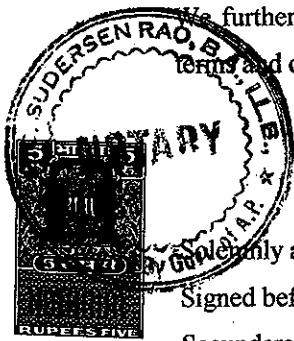
AND WHEREAS the Hyderabad Urban Development Authority has agreed to approve the layout plan on the aforesaid Affidavit.

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. 2755/MP2/HUDA/2004 dt. 09.03.2004) in respect of Plot of land situated at Survey Nos. 35, 36(P), 37(P), 38(P) and 39(P) and referred to above, we hereby 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.

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.

For Mehta and Modi Homes
[Signature]
Partner
DEPONENT



Solemnly affirmed and
Signed before me at
Secunderabad on this 9 th
Day of September 2004.

ATTESTED BEFORE ME

WITNESSES:

- [Signature]*
- [Signature]*

[Signature]
M.C. Sudarshan Rao
B.A., LL.B.
ADVOCATE & NOTARY
SITAFALMANDI
SECUNDERABAD
PHONE : 27506634.

9583

951564

Acc 9257
100Rs.



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 4498 Date 20/9/08 Rs. 100/-
 Sold to... Mehta and Modi Homes
 S/o...
 For Whom... Self

03AA 129677

L. Chimmalg
LEELA G. CHIMALGI
 STAMP VENDOR
 L No: 13/975 dated 1/2003
 5-4-76/A - 1st floor, Panigunj
 SECUNDERABAD - 500 003.

AGREEMENT & DEED OF MORTGAGE

(Under Article 6(A) & 35 (b) of Schedule 1-A of Indian Stamp Act)

This deed of simple mortgage executed on this day 9th Day of September two thousand and Four year between M/s. **MEHTA & MODI HOMES**, having its registered office 5-4-187/3 & 4, III Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented its Managing Partner Mr. Soham Modi, Son of Shri Satish Modi, aged about 34 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 called "THE MORTGAGEE" which expression shall unless excluded by or is repugnant to subject or context, include his successors in office and assign.

For Mehta and Modi Homes

Soham Modi
 Partner

M. Suddha Ramani

Whereas the Mortgagor is the absolute and sole beneficial owner and is seized, possessed of or otherwise well and sufficiently entitled to the property fully described in the schedule and for greater clearance delineated on the plan annexed hereupto and there on Plot No. 18 to 38 (Total No. of Plots 21, each 204.16 Sq.Yards) admeasuring total extent of 4287.36 Sq.Yards, shown with boundaries thereof coloured with red and expressed to be hereby mortgaged.

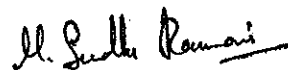
And whereas the Mortgagor applied for permission under section 13 & 14 of APUA (D) Act, 1975 to make a layout and form a new private street or road and building plots for residential purposes and in the land bearing Sy.No. 35, 36(P), 37(P), 38(P) and 39(P) situated Cherlapally Village, Ghatkesar Mandal, Ranga Reddy Dist..

And whereas the mortgagee having accepted the same as sanctioned the layout plan in File No. 2755/MP2/HUDA/2004 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. Layout of under ground sewers along the roads of the layout and also construction of Septic tank as per ISI standards.
4. Providing water supply lines along with layout roads and also construction of overhead tank wherever necessary.
5. Providing Electrical lines along the layout roads including street lights fresh underground cables;

For Mehta and Modi Homes


Partner

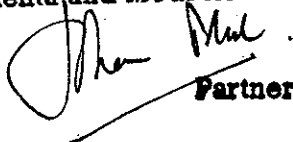


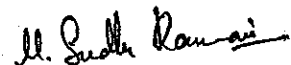
6. Providing avenue plantations along the layout roads with structural trees to be one Pattern for each road and also in the areas earmarked for open spaces.
7. Open spaces must be developed as a part with ornamental plants, water harvesting structure and a compound wall with ornamental grills.
8. Wherever 100 ft., roads and above exist (proposed as well) a Service road of 9 M and 3 M of Green buffer strips must be given.
9. No apartment permission will be given in a layout 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 layout 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 layout (hereafter referred to as the said rules) the Mortgagor shall always duly observe and perform all the terms and conditions of the said rules and in order to secure the performance of the engagements hereby mortgages the scheduled land to the mortgagee.

For Mehta and Modi Homes


Partner



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

For Mehta and Modi Homes


Partner



SCHEDULE OF THE PROPERTY

All that 21 Plots bearing Nos.18 to 38, admeasuring about 4287.36 Sq. Yards (each about 204.16 Sq. Yards) forming Survey No. 35,36(P), 37(P), 38(P) &39(P) ^{old} Charlapally village, Ghatkesar Mandal, Ranga Reddy district, marked red in the plan annexed hereto, bounded on:

- NORTH BY: Open Space
- SOUTH BY: Purposed 40' Wide Road & Open Space
- EAST BY: Purposed 40' Wide Road
- WEST BY: Plot No.39 to 44

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

For Mehta and Modi Homes

[Handwritten Signature]
Partner,

Signature of the Mortgagor

[Handwritten Signature]

In the presence of:

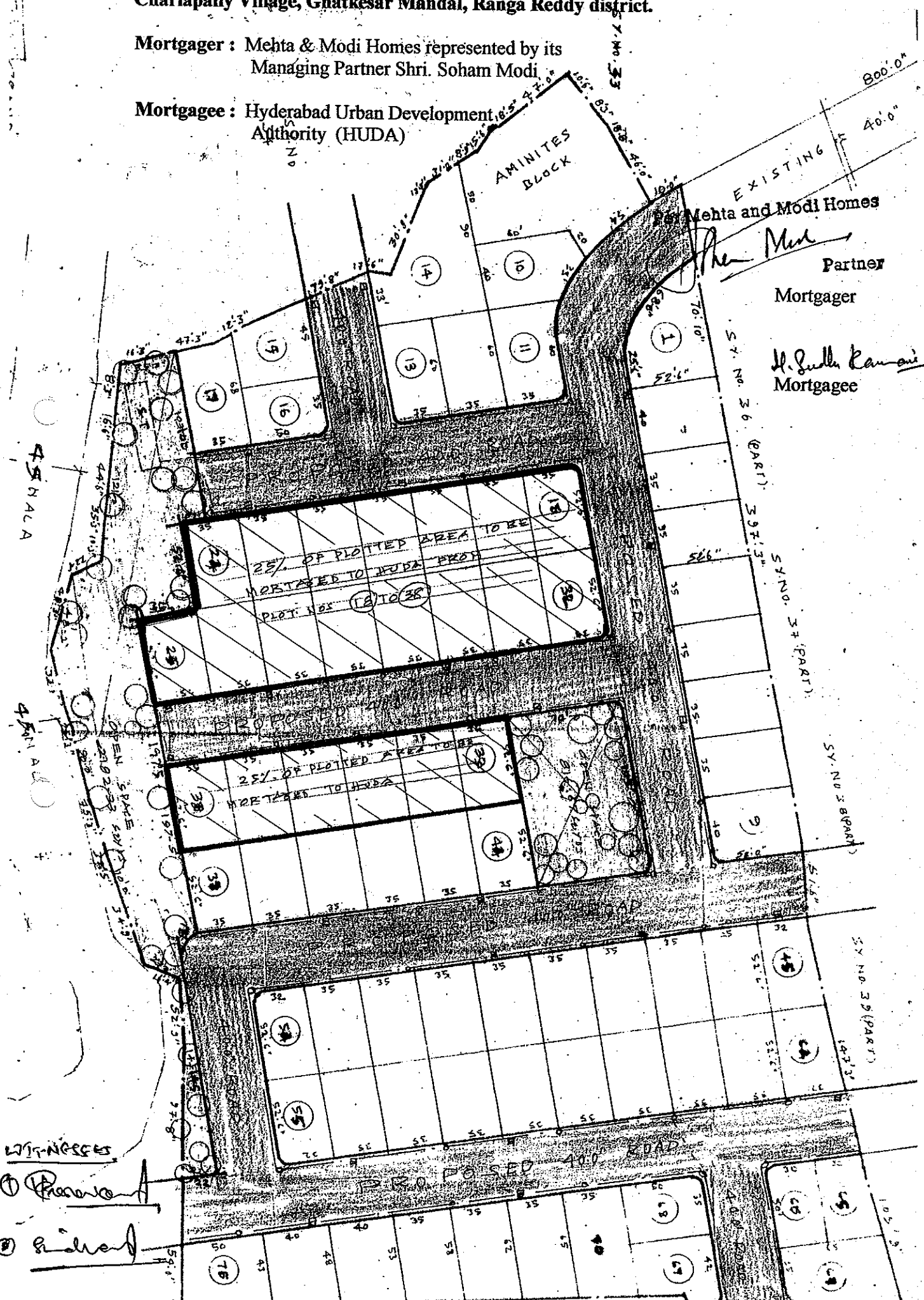
1) Witness *[Handwritten Signature]*
 Address: *(K. P. Reddy)*
 Occupation: *S-4-18/3 E.Y. 17.9. load*
SEC 3AD.

2) Witness *[Handwritten Signature]*
 Address: *[Handwritten Signature]*
 Occupation: *(Sridhar)*
2-3-6/10/14
Amberpet, And

Mortgage Deed of 21 Plots bearing Nos.18 to 38, admeasuring about 4,287.36 Sq. Yards (each about 204.16 Sq. Yards) forming Survey Nos. 35, 36(P), 37(P), 38(P) & 39(P) Charlapally Village, Ghatkesar Mandal, Ranga Reddy district.

Mortgager : Mehta & Modi Homes represented by its Managing Partner Shri. Soham Modi

Mortgagee : Hyderabad Urban Development Authority (HUDA)



Mehta and Modi Homes
Partner
Mortgager

H. Suddha Kanani
Mortgagee

WITNESSES
① [Signature]
② [Signature]

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

Sl.No.

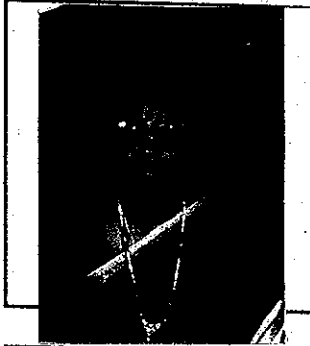
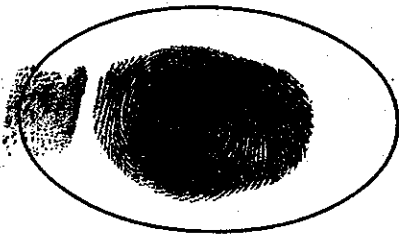
FINGER PRINT
IN BLACK INK (LEFT
THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

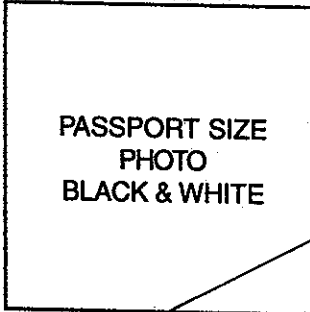
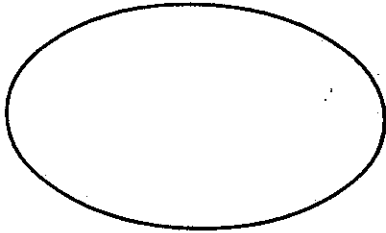
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER



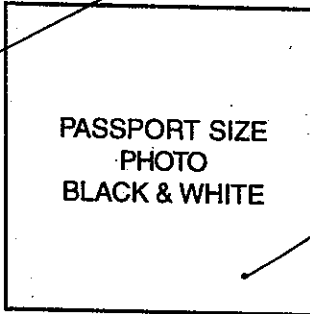
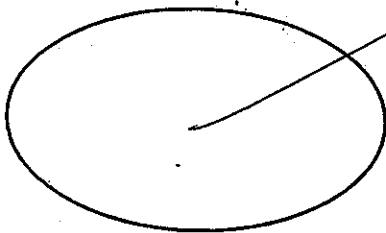
M/s. MEHTA & MODI HOMES,
having its (or) S-4-187/3 & 4,
3rd floor, M.G. Road, Sec'bad, Sec
by its Partner Mr. Soham Modi



M/s. HYDERABAD URBAN DEVELOPMENT
AUTHORITY (HUDA), having its (or)
1-8-323, Paigah Plaza, Police
lines, Sec'bad - 03, Sec by its



A.P.O. Mrs. M. Sudha Ramani Sagar
W/o. P. Prabhakar RAO.



SIGNATURE OF WITNESSES:

1.
2.

For Mehta and Modi Homes

Partner
SIGNATURE OF THE EXECUTANT'S