

MODI & MODI CONSTRUCTIONS

5-4-187/3 & 4, II Floor, M.G. Road, SECUNDERABAD - 500 003.
☎ : 66335551 (4 lines) Fax : 040-27544058

Dt. 05.01.2011

To,
The Village Secretary,
Rampally Grampanchayat,
Rampally Village,
Keesara Mandal,
Ranga Reddy District.

Dear Sir/Madam,

Ref: Your letter dated 28.12.2010

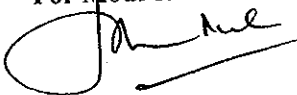
In reply to your above referred notice please note that we have paid all applicable charges at the time of release of the permit for construction as applicable at that time i.e., in the year 2007. Appropriate fees and charges are also paid both to the Rampally Grampanchayat and HUDA.

If any balance fee/charges are payable as per the Government/Grampanchayat rules that will be paid at the time of release of final lay-out.

Meanwhile please withdraw your claim for balance payment of fee/charges.

Thank You.

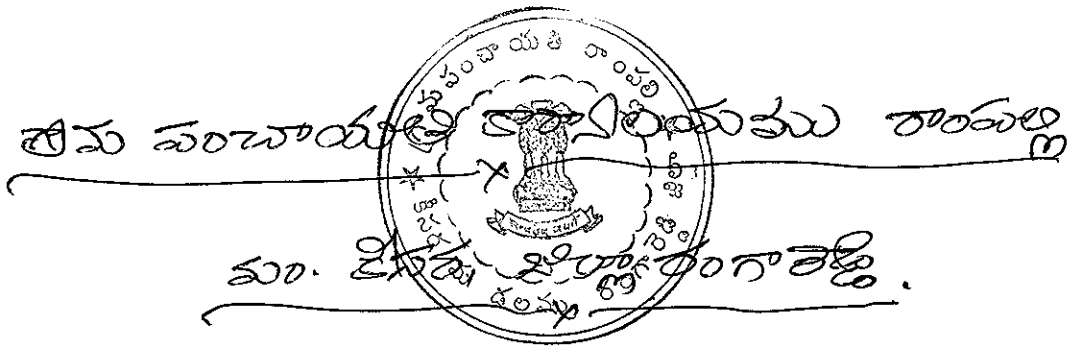
Yours sincerely,
For Modi & Modi Constructions,



(Soham Modi)



of/no. 96/2011
05/01/2011



అనుబంధం:

తేదీ: 28/12/2010.

నోట్లను-2

అనుబంధం మూలంగా మొదటి & రెండవ క్రమంలో గానీ తెలంగాణ ప్రభుత్వం ఏమైనా మునుపటిగా అనుబంధం నోట్లను 128, 129, 132, 133, 134, 135 & 136 లలో చేసిన అ-అవుట్లను మరియు సమాఖ్య అనుబంధం మరియు సికింద్రాబాద్ 497, 850/- మాత్రమే అనుబంధం అవుట్లను చేయబడినాయి.

ఇవే మొదటి క్రమంలో చేయబడుతున్నాయి. తేదీ 09/12/2010 తర్వాత నోట్లను పంపడం జరిగింది. ఇవి అనుబంధం అవుట్లను మరియు అనుబంధం అవుట్లను చేయబడతాయి. ఇవే నోట్లను మొదటి (3) క్రమంలో మొదటి క్రమంలో చేయబడతాయి. ఇవి ఎవరి అవుట్లను పంపించినా అవి చేయబడతాయి. ఇవి చేయబడతాయి గానీ చేయబడతాయి.

P.H.U.
పంచాయతీ కార్యదర్శి
గ్రామ పంచాయతీ, రాంపల్లి,
మం. పంచాయతీ, అనుబంధం

Draft Approval

Dt. 05.01.2011

To,
The Village Secretary,
Rampally Grampanchayat,
Rampally Village,
Keesara Mandal,
Ranga Reddy District.

Dear Sir/Madam,

Ref: Your letter dated 28.12.2010

In reply to your above referred notice please note that we have paid all applicable charges at the time of release of the permit for construction as applicable at that time i.e., in the year 2007. Appropriate fees and charges are also paid both to the Rampally Grampanchayat and HUDA.

If any balance fee/charges are payable as per the Government/Grampanchayat rules that will be paid at the time of release of final lay-out.

Meanwhile please withdraw your claim for payment of other charges.

Thank You.

Yours sincerely,
For Modi & Modi Constructions,

(Soham Modi)



Draft

Dt. 22.12.2010

To,
The Village Secretary,
Rampally Grampanchayat,
Rampally Village,
Keesara Mandal,
Ranga Reddy District.

Dear Sir/Madam,

Ref: Your letter No.58/2010 dated 09.12.2010

In reply to your above referred notice please note that we have paid all applicable charges at the time of release of the permit for construction as applicable at that time i.e., in the year 2007. Appropriate fees and charges are also paid both to the Rampally Grampanchayat and HUDA.

If any balance fee/charges are payable that will be paid at the time of release of final lay-out.

Meanwhile please withdraw your claim for payment of other charges.

Thank You.

Yours sincerely,
For Modi & Modi Constructions,

(Soham Modi)

MODI & MODI CONSTRUCTIONS

5-4-187/3 & 4, II Floor, M.G. Road, SECUNDERABAD - 500 003.

☎ : 66335551 (4 lines) Fax : 040-27544058

Dt. 20.12.2010

To,
The Village Secretary,
Rampally Grampanchayat Office,
Rampally Village,
Keesara Mandal,
Ranga Reddy District.

Dear Sir/Madam,

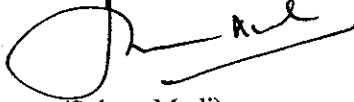
Ref: Your letter No. 58/2010 dated 09.12.2010.

In response to your above referred notice please note that we have paid all applicable charges at the time of release of the permit for construction as applicable at that time i.e., in the year 2007. Appropriate fees and charges are also paid both to the Rampally Grampanchayat and HUDA.

Therefore you are requested to withdraw your claim for payment of other charges.

Thank You.

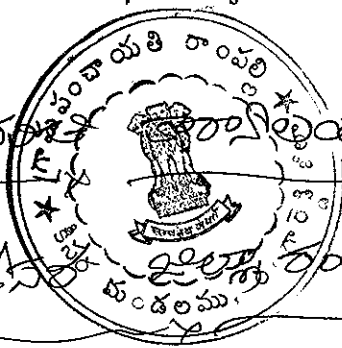
Yours sincerely,
For Modi & Modi Constructions,



(Soham Modi)
Partner.



శ్రీమత పంచాయతీ పంచాయతీ రాజ్ శాసనసభ



మా. కె. నాగేశ్వరరావు రంగారెడ్డి జిల్లా పంచాయతీ

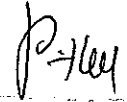
తేదీ సంఖ్య: 58/2010.

తేదీ: 09/12/2010

నోటీసు.

బాగు మూలముగా మోడి & మోడి క్రొత్తగా నాణి తెలయ జేయుచు విమోచనా బురు శాసనసభ శ్రీమత పంచాయతీ వరిచితి నన్ను నా. 128, 129, 132, 133, 134, 135 & 136 లు చాసిన ఆ-అనుబంధి మరియు అనుబంధి ముము సిద్ధము తేది 14/12/2007 కలిపిన చాలానీసా. 10006 బాగా మా. 497, 850/- (అక్షరాల నాలుగు లక్షల అంబది ఏడు వేల ఎనిమిది వంతుల ఏనుది రూపాయలు మాత్రము) శ్రీమత పంచాయతీ కి చెల్లించినారు.

అవున మిగిలిన మొత్తం ఈ నోటు అందిన (15) కలిపి చెల్లించగలకేది తీరుచున్నాము.


పంచాయతీ కార్యదర్శి
గ్రామ పంచాయతీ, రాంపల్లి,
మల్లారెడ్డి, జిల్లా పంచాయతీ

MODI & MODI CONSTRUCTIONS

5-4-187/3 & 4, II Floor, M.G. Road, SECUNDERABAD - 500 003.

☎ : 66335551 (4 lines) Fax : 040-27544058

Dt. 03.12.2010

To
The Panchayat Secretary,
Rampally Grampanchayat,
Rampally Village,
Keesara Mandal,
R. R. Dist.

Dear Sir,

Sub: Property tax assessment.
Ref: Your letter dated 29.11.2010

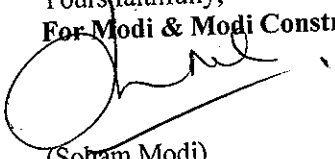
In response to your above referred letter, please note the following:

1. The construction on the site referred by you is being taken up after obtaining due permission from HMDA (erstwhile HUDA).
2. The constructions are in nature of houses and no sheds are being constructed as mentioned in your letter.
3. Since the houses are not yet completed the question of levying property tax does not arise. Further there are no sheds on the site as mentioned in your letter.
4. You are requested to levy property tax as and when the construction of the houses are completed.

In light of the above we request you to drop the demand raised in your letter.

Thanking you,

Yours faithfully,
For Modi & Modi Constructions,


(Soham Modi)

O/C

MODI & MODI CONSTRUCTIONS

5-4-187/3 & 4, II Floor, M.G. Road, SECUNDERABAD - 500 003.

☎ : 66335551 (4 lines) Fax : 040-27544058

Dt. 03.12.2010

To
The Panchayat Secretary,
Rampally Grampanchayat,
Rampally Village,
Keesara Mandal,
R. R. Dist.

Dear Sir,

Sub: Property tax assessment.
Ref: Your letter dated 29.11.2010

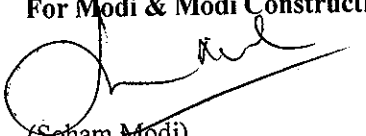
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1. The construction on the site referred by you is being taken up after obtaining due permission from HMDA (erstwhile HUDA).
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3. Since the houses are not yet completed the question of levying property tax does not arise. Further there are no sheds on the site as mentioned in your letter.
4. You are requested to levy property tax as and when the construction of the houses are completed.

In light of the above we request you to drop the demand raised in your letter.

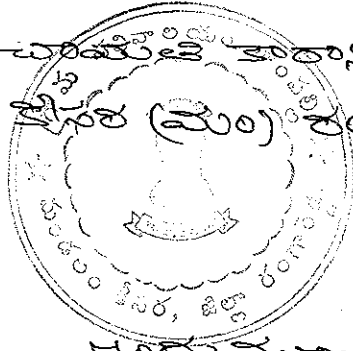
Thanking you,

Yours faithfully,
For Modi & Modi Constructions,


(Soham Modi)

గ్రామ పంచాయతీ కార్యాలయము, రాంపల్లె

పోల (మం) రంగారెడ్డి జిల్లా.



తేదీ: 29/11/2010

తేదీ: 29/11/2010

శుభములముగా శీతాన వ్యాధి
హాడి & హాడి కట్టినది. గాఢ జేతనము చేయునది విమనగా
మీరు గ్రామ పంచాయతి రాంపల్లె పరిధిలో ఉన్న -
నిర్మాణము చేసుకొనియున్నాను. అట్టి ఉన్న నిర్మాణము
నకు అన్ని పనులు మరియు వృత్తి వ్యాపార వైపునకు
చెల్లించవలసియున్నది. ఇట్టి చెల్లించునకు అన్ని పనులు
ముగింపు చేయవలసియున్నది. ఇట్టి విషయము మీరు
పట్టణములో జేతనము చేయునాము. అన్ని పనులు మరియు
నకు సహకరించడం జేయ.

కావున ఇట్టి శీతాన - ముట్టిన
వేలకునే ఉన్న అనుమతి పత్రము మరియు విజ్ఞాప్తి
వినియోగ పత్రముల గ్రామ పంచాయతి కార్యాలయము
నకు సమర్పించవలెను. తోలి మేడల మీపై ఆం.పం.
పంచాయతి రాజ్ - చట్టం ప్రకారము చట్టాలు గైకొనబడును

P. J.
ముఖ్య అధికారి,
గ్రామ పంచాయతి, రాంపల్లె,
పోలవరం, జిల్లా రంగారెడ్డి



HYDERABAD URBAN DEVELOPMENT AUTHORITY
 (G.H.M.C. Building), 3rd Floor,
 West Marredpally, Secunderabad.

PLANNING DEPARTMENT (Dev. Control)

Letter No.6092/MP2/Plg/H/2007 Dated: 16-11-2007

To
**The Executive Authority,
 Rampally Gram Panchayat,
 Keesara Mandal,
 RANGA REDDY DISTRICT.**

Sir,

Sub: HUDA - Plg. Application for development of land in Group Housing Scheme Layout (gated community) in Sy.Nos.128, 129, 132, 133, 134 & 135 & 136 of Rampally (V), Keesara (M), R.R.District - Approval - Accorded - Reg.

- Ref:-1. This office Lr No.7576/MP2/HUDA/99, dated 1-5-2001.**
2. Application of M/s.Modi & Modi Constructions dated: 7-3-2007.
3. This office Letter of even No. dt.30-9-2007.
4. Letter dated 27-10-2007 received from the applicant.

It is to inform that, in the reference 2nd cited, M/s.Modi & Modi Constructions have applied to HUDA for development of Group Housing Scheme Layout (Gated Community) residential / commercial / industrial Layout in the land in Sy.Nos.128, 129, 132, 133, 134 & 135 & 136 of Rampally (V), Keesara (M), R.R. District to an extent of 26,602.39 Sq.Mtrs.

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 4th 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 26,602.39 Sq.Mtrs. along with existing measurements of the plotted area on ground. The same is hereby approved in L.P.No.35/MP2/Plg/H/2007, Dated: 16-11-2007 and hereby communicated subject to the following conditions:

- The applicant / layout owner / developer is hereby permitted to sale the Plot.Nos. from 1 to 12, 14 to 18, 20 to 34, 36 to 47, 49 to 54, 56 to 94 and the Plot Nos.from Type - A - 48 & 55, Type - B - 13 & 19 and Type - C - 35 are mortgaged in favour of Vice-Chairman, HUDA.**
- That the layout now issue does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976.**

Contd....2/-

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 is 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 Type-A-48 & 55, Type-B-13 & 19 and Type-C-35 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 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.
13. 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.
14. The Municipality shall ensure that area covered by roads and open spaces 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.
15. 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.

16. This permission does not bar any public agency including HUDA / HADA / CDA to acquire the lands for any public purpose as per law.
17. The applicant should submit the NOC to the Executive Authority before release of the Draft Layout, as per A.P.A.L Act, Rules 2006 notified vide G.O.Ms.No.1537, dated.19.10.2006.

Yours faithfully,
Sd/-
Vice-Chairman.

Copy to :

✓ M/s.Modi & Modi Constructions,
5-4-187/3 & 4,
M.G.Road,
Secunderabad - 5000 03.

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

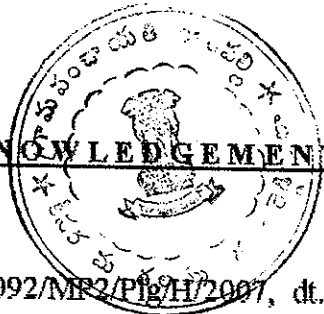
The Spl.Officer & Comp. Authority, Urban Land Ceilings,
3rd floor, Chandra Vihar Complex, M.J.Road, Hyderabad.

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

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

S.D. Sharma
(B.V. Rao)
Div. Adm. Officer (Pg.)

ACKNOWLEDGEMENT



Received Letter Bearing.No.6092/MP2/Plg/H/2007, dt.16-11-2007 addressed to the Zonal Commissioner, Greater Hyderabad Municipal Corporation, North Zone, Secunderabad towards Draft Layout in Sy.Nos.128, 129, 132, 133, 134 & 135 & 136 of Rampally (V), Keesara (M), R.R.District from the Vice-Chairman, HUDA along with Draft Layout plans (No.2) ^{11+11=22 NX.} belonging M/s.Modi & Modi Constructions.

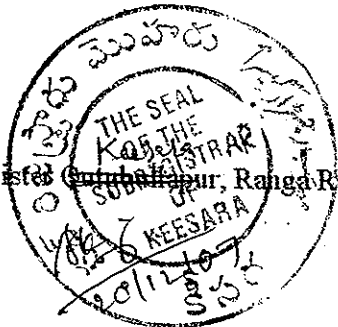
Dated :

**Receivers Signature with
Official Seal.**

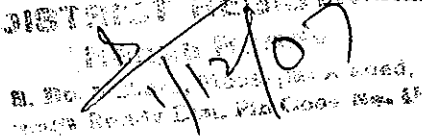
The Executive Authority,
Rampally Gram Panchayat,
Keesara Mandal,
RANGA REDDY DISTRICT.

పంచాయతి కార్యదర్శి
గ్రామ పంచాయతి, రాంపల్లి,
మం|| కీసర, జిల్లా రంగారెడ్డి

1. Sub-Registered Office, Rampally, Ranga Reddy District.



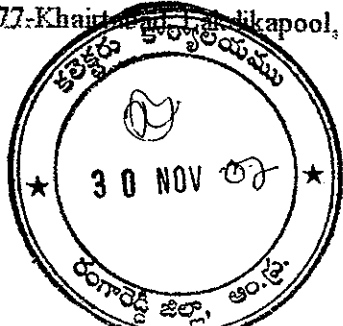
2. The Dist. Registrar, R.R.District, Moosapet, Hyderabad....
for information and necessary action.



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



4. The Collector, R.R.District, 177-Khairatabad, Secunderabad, Hyderabad.





HYDERABAD URBAN DEVELOPMENT AUTHORITY
(G.H.M.C. Building) 3rd Floor.
West Maredpally, Secunderabad.

PLANNING DEPARTMENT [Dev.Control]

Letter No.6092/MP2/Plg/H/2007

Dated: 16-11-2007

To
The Sub-Register,
Keesara,
RANGA REDDY DISTRICT.

Sir,

Sub:- HUDA - Plg.Dept.- Release of Residential Layout in Group Housing Scheme Layout (gated community) in Sy.Nos.128, 129, 132, 133, 134 & 135 & 136 of Rampally (V), Keesara (M), R.R.District - Reg.

- Ref:-1. Deed of Mortgage No.371/2007 Executed in your office.
2. Your certificate of Encumbrance on property No.36/2007, dt.26.10.2007.
3. This Authority Lr.No.6092/MP2/Plg/H/2007, Dated: 16-11-2007, addressed to the Executive Authority, Rampally Gram Panchayat, R.R.District.

Your attention is invited to the Deed of Mortgage bearing No.371/2007 Executed by M/s.Modi & Modi Constructions in favour of HUDA.

Mortgaging the Plot.Nos.Type-A-48 & 55, Type-B-13 & 19 and Type-C-35 in Sy.Nos.128, 129, 132, 133, 134 & 135 & 136 admeasuring 798.80 Sq.mtrs., R.R.District as security for undertaking all the required developments as specified by the HUDA in the letter 3rd cited.

You have also given a certificate of Encumbrance on property vide reference 2nd cited, confirming that the above plots are against HUDA.

Taking into consideration of the mortgage deed certificate of Encumbrance on property issued by you, this Authority through letter 3rd cited released the layout permission in favour of the applicant / developer.

Contd.....2/-



HYDERABAD URBAN DEVELOPMENT AUTHORITY
(G.H.M.C. Building) 3rd Floor.
West Marredpally, Secunderabad.

PLANNING DEPARTMENT [Dev.Control]

Letter No.6092/MP2/Plg/H/2007

Dated: 16-11-2007

To
The Sub-Register,
Keesara,
RANGA REDDY DISTRICT.

Sir,

Sub:- HUDA - Plg.Dept.- Release of Residential Layout in Group Housing Scheme Layout (gated community) in Sy.Nos.128, 129, 132, 133, 134 & 135 & 136 of Rampally (V), Keesara (M), R.R.District - Reg.

- Ref:- 1. Deed of Mortgage No.371/2007 Executed in your office.
2. Your certificate of Encumbrance on property No.36/2007, dt.26.10.2007.
3. This Authority Lr.No.6092/MP2/Plg/H/2007, Dated: 16-11-2007, addressed to the Executive Authority, Rampally Gram Panchayat, R.R.District.

Your attention is invited to the Deed of Mortgage bearing No.371/2007 Executed by Mrs.Modi & Modi Constructions in favour of HUDA.

Mortgaging the Plot.Nos.Type-A-48 & 55, Type-B-13 & 19 and Type-C-35 in Sy.Nos.128, 129, 132, 133, 134 & 135 & 136 admeasuring 798.80 Sq.mtrs., R.R.District as security for undertaking all the required developments as specified by the HUDA in the letter 3rd cited.

You have also given a certificate of Encumbrance on property vide reference 2nd cited, confirming that the above plots are against HUDA.

Taking into consideration of the mortgage deed certificate of Encumbrance on property issued by you, this Authority through letter 3rd cited released the layout permission in favour of the applicant / developer.

Contd.....2/-

G.P.R No. 655/2007

గ్రామ పంచాయతి కార్యాలయం, రాంపల్లి

మం: కీసర, జిల్లా రంగారెడ్డి.



MISCELLANEOUS RECEIPT

బిల్లర జమలకు ఇచ్చే రశీదు

Receipt No. 11646

Date 17/12/2007

రశీదు నెం.

తేది

పేరు

Received from Sri. M. Srinivasulu Reddy

బిలాపము గారి నుండి

Address. 124, 132, 134, 135, 136

మొత్తము రూ. 4,97,850/-

The sum of Rupees 4,97,850/- (Four

Lakhs Ninety Seven Thousand and

Hundred Rupees only on account of

నిమిత్తము

తమిళనాడు ప్రభుత్వం

తమిళనాడు ప్రభుత్వం

(Signature) R. V. Srinivasulu Reddy

Rs. 4,97,850/-

చేపాలు
G.P. Ramgally
Keesara (M) R.R. Dist

(Designation)

(ఉద్యోగము)



G.P.R No. 655/2007

ಗ್ರಾಮ ಪಂಚಾಯತಿ ಕಾರ್ಯಾಲಯ, ರಾಂಪಲ್ಲಿ

ಮಂ. ಕೆಸರ, ಜಿಲ್ಲಾ ರಂಗಾರೆಡ್ಡಿ.

MISCELLANEOUS RECEIPT

ಬಿಲ್ಲರ ಜಮಲಕು ಇವೈ ರಶೆದು

Receipt No.

11646

Date

17/12/2007

ಶರಿದು ನೆಂ.

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ಪೆರು

Received from Sri.

ಬಿಲಾಸುಗುಣಾನಂದ

Address.

124, 132, 134, 135, 137

ಮುಚ್ಚುರು.

The sum of Rupees.

4,97,850/- (Four

Lakhs Ninety Seven Thousand Eight

Hundred and Fifty Rupees)

ನಿಮಿತ್ತಮು.

ತುಸುಕೊಪಡಮಾನೆದ.

(Signature)

ವೆಪ್ಪಾಲು

G.P. Kempally

Kessara (M) B.S. Dist

(Designation)

(ಅಧ್ಯಕ್ಷರು)

Rs. 4,97,850/-

Date: 27.10.2007

From:
Modi & Modi Constructions,
5-4-187/3&4,
M.G. Road,
Secunderabad-500003.

To,
The Vice Chairman,
HUDA,
Secunderabad.

Dear Sir

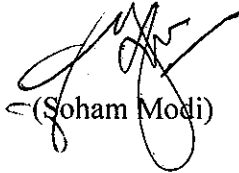
Sub: Submission of registered Mortgage deed (original) and Encumbrance Certificate

Ref: File No6092/MP2/Plg/H/2007

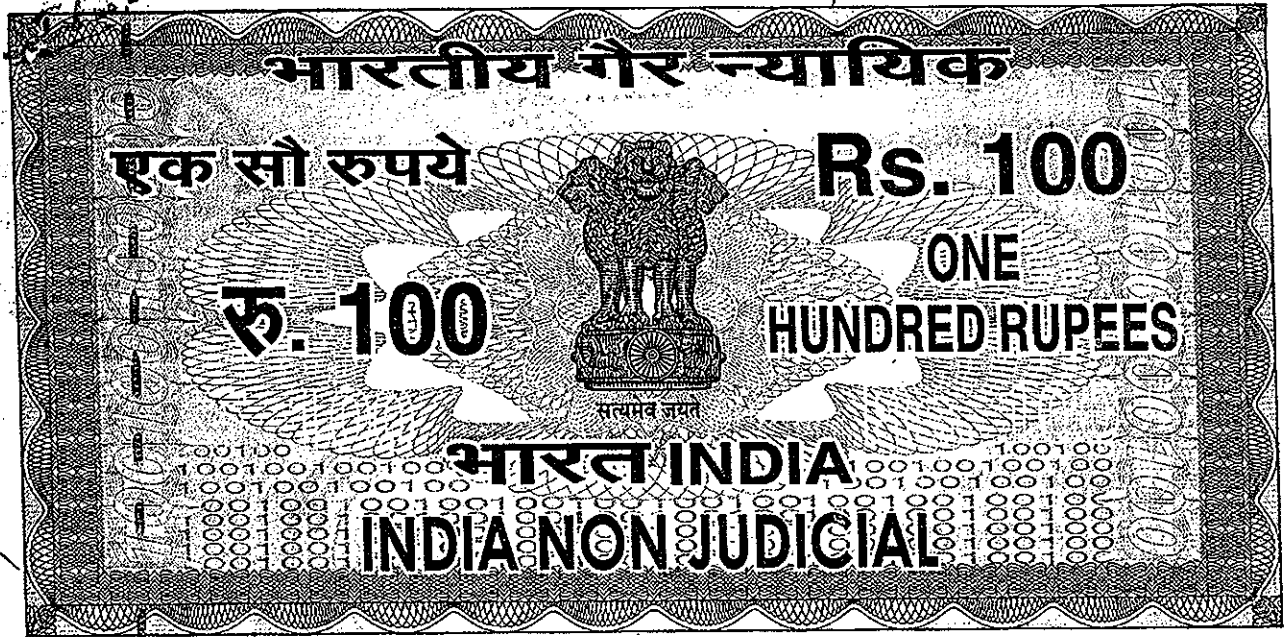
Please find enclosed here with original Mortgage deed bearing No. 371/07 dated: 15.10.2007 along with Encumbrance Certificate

Please release our draft lay out at the earliest

Thank You,
Yours Faithfully,
For Modi & Modi Constructions


(Soham Modi)

Enclosed: Mortgage deed original



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

H 225735

Date : 04-10-2007 Serial No : 18,453 Denomination : 100

Purchased By :

G.VENKATESH
S/O G.A.RAO
R/O SEC'BAD

[Signature]
Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. UPPAL

For Whom :

MODI & MODI CONSTRUCTIONS

SEC'BAD

AGREEMENT & DEED OF MORTGAGE
(Under Article (A) & 35(b) of Schedule I- of Indian Stamp Act)

This deed of simple mortgage made and executed on this on this day of 15th October Two Thousand Seven year between M/s. Modi & Modi Constructions 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, JubileeHills, 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.

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 13, 19, 35, 48 and 55 (Total No. of Plots 5 (Five) admeasuring total, extent of 798.80 Sq. Meters shown with boundaries thereof coloured 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. 128(p), 129(p), 132(p) to 136(p) situated Rampally Village, Kesara Mandal, Ranga Reddy Dist.

For MODI & MODI CONSTRUCTIONS

[Signature]
Partner

178000
100
14750
2250
100
16740

And, whereas the Mortgagee having accepted the same as sanctioned the layout plan in file No.6092/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.
- 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 thinkfit 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.

For MODI & MODI CONSTRUCTIONS


Partner

- 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. 13 & 19 admeasuring about 299 Sq. Mtrs (357.47 Sq. yds) forming part of Survey Nos. 128, 129, 132, to 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked red in the plan annexed hereto, bounded on:

NORTH BY :	30' wide road
SOUTH BY :	Plot Nos. 12 & 18
EAST BY :	30' wide road
WEST BY :	30' wide road

SCHEDULE OF THE PROPERTY -II

All that 1 (One) plot bearing Nos. 35 admeasuring about 98.20 Sq. Mtrs (117.40 Sq. yds) forming part of Survey Nos. 128, 129, 132, to 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked red in the plan annexed hereto, bounded on:

NORTH BY :	30' wide road
SOUTH BY :	30' wide road
EAST BY :	Plot No. 34
WEST BY :	Tot-Lot and 30' wide road

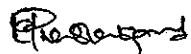
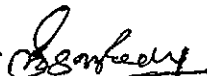
SCHEDULE OF THE PROPERTY -III

All that 2 (Two) plots bearing Nos. 48 & 55 admeasuring about 401.60 Sq. Mtrs (480.14 Sq. yds) forming part of Survey Nos. 128, 129, 132, to 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked red in the plan annexed hereto, bounded on:

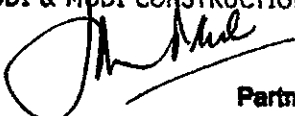
NORTH BY :	Plot Nos. 49 & 56
SOUTH BY :	30' wide road
EAST BY :	30' wide road
WEST BY :	30' wide road

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. 
(K. P. Reddy)
2. 

For MODI & MDDI CONSTRUCTIONS


Partner
Signature of the Mortgagor

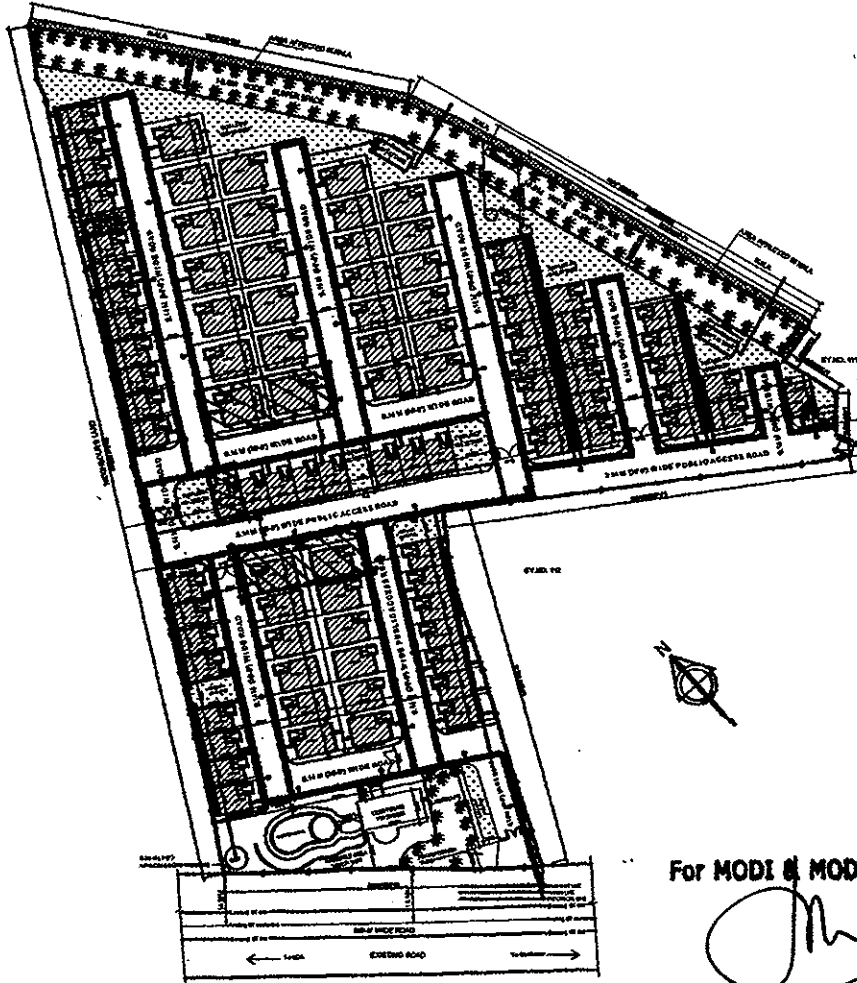
MORTGAGE DEED OF PLAN FOR 5 (FIVE) PLOTS BEARING Nos. 13, 19, 35, 48 & 55 in Sy. Nos. 128 (P), 129(P) & 132(P) To 136(P) RAMPALLY VILLAGE, KEESARA MANDAL, RANGA REDDY DISTRICT.

MORTGAGOR: M/s. MODI & MODI CONSTRUCTIONS

Rep by its Managing Partner Shri. Soham Modi S/o. Shri. Satish Modi

MORTGAGEE: HYDERABAD URBAN DEVELOPMENT AUTHORITY (HUDA)

AREA: 798.80 Sq. mtrs (955 Sq. Yds)



WITNESSES:


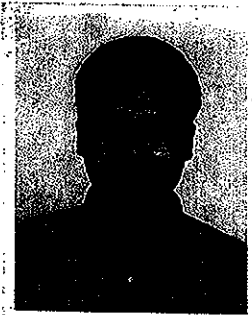
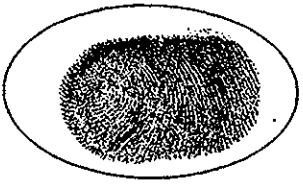

1. *[Signature]*
2. *[Signature]*

FOR MODI & MODI CONSTRUCTIONS

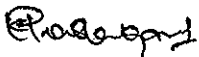

[Signature]
Partner
Sign of Mortgagor

[Signature]
Sign of Mortgagee

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

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<p><u>MORTGAGER:</u> M/S. MODI & MODI CONSTRUCTIONS, HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD-500 034 REP. BY ITS MANAGING PARTNER. MR. SOHAM MODI S/O. MR. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEEHILSS, HYDERABAD - 034</p>
			<p><u>MORTGAGEE:</u> HYDERABAD URBAN DEVELOPMENT AUTHORITY (HUDA) REP. BY ITS AUTHORISED SIGNATORY G.V.R.R. PRASAD (J.P.O) S/O. G. VENKATESWARA RAO</p>

SIGNATURE OF WITNESSES:

1. 
2. 

For MODI & MODI CONSTRUCTIONS


Partner

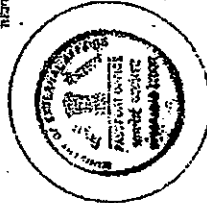
SIGNATURE OF EXECUTANTS





1. (A) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (AA) (AB) (AC) (AD) (AE) (AF) (AG) (AH) (AI) (AJ) (AK) (AL) (AM) (AN) (AO) (AP) (AQ) (AR) (AS) (AT) (AU) (AV) (AW) (AX) (AY) (AZ) (BA) (BB) (BC) (BD) (BE) (BF) (BG) (BH) (BI) (BJ) (BK) (BL) (BM) (BN) (BO) (BP) (BQ) (BR) (BS) (BT) (BU) (BV) (BW) (BX) (BY) (BZ) (CA) (CB) (CC) (CD) (CE) (CF) (CG) (CH) (CI) (CJ) (CK) (CL) (CM) (CN) (CO) (CP) (CQ) (CR) (CS) (CT) (CU) (CV) (CW) (CX) (CY) (CZ) (DA) (DB) (DC) (DD) (DE) (DF) (DG) (DH) (DI) (DJ) (DK) (DL) (DM) (DN) (DO) (DP) (DQ) (DR) (DS) (DT) (DU) (DV) (DW) (DX) (DY) (DZ) (EA) (EB) (EC) (ED) (EE) (EF) (EG) (EH) (EI) (EJ) (EK) (EL) (EM) (EN) (EO) (EP) (EQ) (ER) (ES) (ET) (EU) (EV) (EW) (EX) (EY) (EZ) (FA) (FB) (FC) (FD) (FE) (FF) (FG) (FH) (FI) (FJ) (FK) (FL) (FM) (FN) (FO) (FP) (FQ) (FR) (FS) (FT) (FU) (FV) (FW) (FX) (FY) (FZ) (GA) (GB) (GC) (GD) (GE) (GF) (GG) (GH) (GI) (GJ) (GK) (GL) (GM) (GN) (GO) (GP) (GQ) (GR) (GS) (GT) (GU) (GV) (GW) (GX) (GY) (GZ) (HA) (HB) (HC) (HD) (HE) (HF) (HG) (HH) (HI) (HJ) (HK) (HL) (HM) (HN) (HO) (HP) (HQ) (HR) (HS) (HT) (HU) (HV) (HW) (HX) (HY) (HZ) (IA) (IB) (IC) (ID) (IE) (IF) (IG) (IH) (II) (IJ) (IK) (IL) (IM) (IN) (IO) (IP) (IQ) (IR) (IS) (IT) (IU) (IV) (IW) (IX) (IY) (IZ) (JA) (JB) (JC) (JD) (JE) (JF) (JG) (JH) (JI) (JJ) (JK) (JL) (JM) (JN) (JO) (JP) (JQ) (JR) (JS) (JT) (JU) (JV) (JW) (JX) (JY) (JZ) (KA) (KB) (KC) (KD) (KE) (KF) (KG) (KH) (KI) (KJ) (KK) (KL) (KM) (KN) (KO) (KP) (KQ) (KR) (KS) (KT) (KU) (KV) (KW) (KX) (KY) (KZ) (LA) (LB) (LC) (LD) (LE) (LF) (LG) (LH) (LI) (LJ) (LK) (LL) (LM) (LN) (LO) (LP) (LQ) (LR) (LS) (LT) (LU) (LV) (LW) (LX) (LY) (LZ) (MA) (MB) (MC) (MD) (ME) (MF) (MG) (MH) (MI) (MJ) (MK) (ML) (MO) (MP) (MQ) (MR) (MS) (MT) (MU) (MV) (MW) (MX) (MY) (MZ) (NA) (NB) (NC) (ND) (NE) (NF) (NG) (NH) (NI) (NJ) (NK) (NL) (NO) (NP) (NQ) (NR) (NS) (NT) (NU) (NV) (NW) (NX) (NY) (NZ) (OA) (OB) (OC) (OD) (OE) (OF) (OG) (OH) (OI) (OJ) (OK) (OL) (OM) (ON) (OO) (OP) (OQ) (OR) (OS) (OT) (OU) (OV) (OW) (OX) (OY) (OZ) (PA) (PB) (PC) (PD) (PE) (PF) (PG) (PH) (PI) (PJ) (PK) (PL) (PM) (PN) (PO) (PP) (PQ) (PR) (PS) (PT) (PU) (PV) (PW) (PX) (PY) (PZ) (QA) (QB) (QC) (QD) (QE) (QF) (QG) (QH) (QI) (QJ) (QK) (QL) (QM) (QN) (QO) (QP) (QQ) (QR) (QS) (QT) (QU) (QV) (QW) (QX) (QY) (QZ) (RA) (RB) (RC) (RD) (RE) (RF) (RG) (RH) (RI) (RJ) (RK) (RL) (RO) (RP) (RQ) (RR) (RS) (RT) (RU) (RV) (RW) (RX) (RY) (RZ) (SA) (SB) (SC) (SD) (SE) (SF) (SG) (SH) (SI) (SJ) (SK) (SL) (SM) (SN) (SO) (SP) (SQ) (SR) (SS) (ST) (SU) (SV) (SW) (SX) (SY) (SZ) (TA) (TB) (TC) (TD) (TE) (TF) (TG) (TH) (TI) (TJ) (TK) (TL) (TM) (TN) (TO) (TP) (TQ) (TR) (TS) (TT) (TU) (TV) (TW) (TX) (TY) (TZ) (UA) (UB) (UC) (UD) (UE) (UF) (UG) (UH) (UI) (UJ) (UK) (UL) (UM) (UN) (UO) (UP) (UQ) (UR) (US) (UT) (UU) (UV) (UW) (UX) (UY) (UZ) (VA) (VB) (VC) (VD) (VE) (VF) (VG) (VH) (VI) (VJ) (VK) (VL) (VM) (VN) (VO) (VP) (VQ) (VR) (VS) (VT) (VU) (VV) (VW) (VX) (VY) (VZ) (WA) (WB) (WC) (WD) (WE) (WF) (WG) (WH) (WI) (WJ) (WK) (WL) (WM) (WN) (WO) (WP) (WQ) (WR) (WS) (WT) (WU) (WV) (WW) (WX) (WY) (WZ) (XA) (XB) (XC) (XD) (XE) (XF) (XG) (XH) (XI) (XJ) (XK) (XL) (XM) (XN) (XO) (XP) (XQ) (XR) (XS) (XT) (XU) (XV) (XW) (XX) (XY) (XZ) (YA) (YB) (YC) (YD) (YE) (YF) (YG) (YH) (YI) (YJ) (YK) (YL) (YM) (YN) (YO) (YP) (YQ) (YR) (YS) (YT) (YU) (YV) (YW) (YX) (YZ) (ZA) (ZB) (ZC) (ZD) (ZE) (ZF) (ZG) (ZH) (ZI) (ZJ) (ZK) (ZL) (ZM) (ZN) (ZO) (ZP) (ZQ) (ZR) (ZS) (ZT) (ZU) (ZV) (ZW) (ZX) (ZY) (ZZ)

BY ORDER OF THE PRESIDENT OF INDIA
REPUBLIC OF INDIA



Superintendent,
Passport Office, Hyderabad.

REPUBLIC OF INDIA

Passport No. B 279 1005

18-10-2006 to 18-10-2010

18-10-2006 to 18-10-2010

Handwritten signature

PERMANENT ACCOUNT NUMBER
ABMPM6725H

NAME
SOHAM SATISH MODI

FATHER'S NAME
SATISH MANILAL MODI

DATE OF BIRTH
18-10-1989

Child Commissioner of Income-tax, Andhra Pradesh



**HYDERABAD URBAN
DEVELOPMENT AUTHORITY**

Name : G V R R Prasad
Desig : Jr. Planning Officer
Emp Code : HUDA0402



G V R R Prasad
Vice Chairperson

[Handwritten signature]

BLOOD GROUP : O + ve DATE OF BIRTH : 05/05/1965

RESIDENTIAL ADDRESS
H No.C-633, N G O's Colony, Vanastalipuram
Hyderabad - 70. Ph : 9849998703

IF FOUND PLEASE RETURN TO:
HYDERABAD URBAN DEVELOPMENT AUTHORITY
1-8-323, Palgan Palace, Police Lines, Rasool Pura,
Secunderabad - 500 003, A.P. INDIA.
PH : 91 - 40 - 2780 5933, Fax : 2780 3185



CERTIFICATE OF ENCUMBRANCE ON PROPERTY

Certificate No. 3667

Application No. 3667

Sr. K. P. Reddy

having applied to me for a certificate giving particulars of Registered acts encumbrances if any, in respect of under mentioned property.

Plot No. 13, 19, 35, Nos. 128, 129, 132 & 136.

Sq. Yds. Or 955

Sq. Mtrs. Situated at Rampally (V), Keeravally (V), Keeravally (V)

Boundaries: North Plot No. 49 & 58

East: 30' wide Road

West: 30' wide Road

South: 30' wide Road

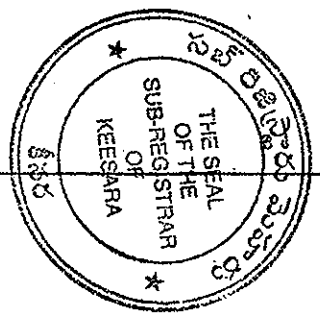
to 26-10-07

years from 1-10-07

I hereby certify that a search has been made in Book I and in the Index relating thereto for

acts and encumbrances effecting the said property, and that no such search following acts encumbrances appear.

Sl. No.	(a) Description of Property	(b) Nature & Value of Document	Date of Execution Registration	Name of party Executants	Name of party Claimants	Ref. To Document Entry		
						Vol. No.	Page No.	Number / Year
1	<p>Plot No. 13, 19, 35, 48, 55</p> <p>39, 40, 128, 129, 132 & 136.</p> <p>56, 57, 955 Rampally (V)</p> <p>Keeravally (V), R. R. Dist</p> <p>Bounded</p> <p>Plot No. 49 & 58 (a)</p> <p>(5) 30' wide Road</p> <p>(6) 30' wide Road</p> <p>(7) 30' wide Road</p>	<p>mortgage</p> <p>478000</p>	<p>3</p> <p>15-10-2007</p>	<p>5</p> <p>modi & modi</p> <p>Construction</p>	<p>6</p> <p>H.U.D.A</p>	<p>7</p> <p>CD.</p>	<p>8</p> <p>7</p>	<p>9</p> <p>37/67</p>



I also certify that except the aforesaid acts and encumbrances no other acts and encumbrances affecting the said property have been found.

KPS

Search made and certificate Prepared by :

సబ్-రిజిస్ట్రారు

కీసర

Search verified and certificate examined by :

కీసర

Signature of Registering Officer

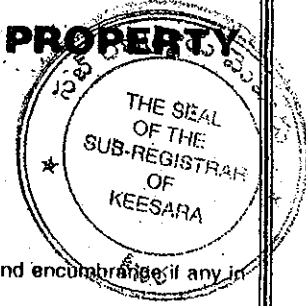
Date: 27/10/07

OFFICE SEAL & DATE

CERTIFICATE OF ENCUMBRANCE ON PROPERTY

Certificate No. 5 of 2007

Application No. 5 of 2007



Sri M/S. MODI & MODI CONSTRUCTIONS

Having applied to me for a certificate giving Particulars of registered acts and encumbrances if any in respect of undermentioned property:

Sy. Nos. 128 (P), 129 (P), 132 (P), 133 (P), 134 (P)
135 (P) & 136 (P), Plot Nos - 48 & 55,
480.14 sq. yds, Rampally (V)
Keesara (M), R. R. Dist

1. I hereby certify that a search has made in book I and in the indexes relating there to for 01 year (s) from the 10th day of Oct to the 15 day of Oct for acts are encumbrances effecting the said property and that on search the following acts and encumbrances appear. (vide overleaf).

2. I also certify that the aforesaid acts or encumbrance no other acts and encumbrances effecting the said property has been found.

Search made and certificate

Prepared by

Search verified and certificate

Examined by

Signature [Signature]

Designation SA

Signature [Signature]

Designation SA

Office SRO Keesara

Date 8/10/07

Signature of Sub-Registrar [Signature]

SA

Note: The acts encumbrance shown in the certificate are those discovered with reference to the description of properties furnished by the applicant if the same properties have been described in registered in a manner different from the way in which the applicant has described them transaction evidence by such document will not be included in the certificate.

2 Under section 57 of the Registration Act and Rule 13/-

(1) Persons desiring to inspect entries in the registers and indexes or requiring certificate of encumbrances on specified properties should make the search themselves when registers and indexes will be placed before them in Payment of Prescribed fees.

(a) But as in the present case the applicant has not undertaken the search himself the requisite search has been as carefully as possible by the officer but the department will not on any account hold itself responsible for any errors in the result of the search embodied in this certificate.

(b) And as in present case the applicant has made the requisite search himself and as the acts and encumbrances discovered by him are shown in the certificate after verification the department will not on any account hold itself responsible for the omissions in it of any other acts and encumbrances effecting the said properties not discovered by the applicant.

(P.T.O)

o/c

Date: 08.10.2007

From:
Modi & Modi Constructions
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: Payment of Development charges and submission of Agreement and Deed of Mortgage, Indemnity Bond, Encumbrance Certificates and Photographs of the plots to be mortgaged in Sy. Nos. 128 (P), 129(P), and 132 (P) to 136 (P) of Rampally Village, Kesara Mandal, R.R.Dist

Ref: Your letter No.6092 /MP2/Plg/ Huda/2007 dated 30.09.2007

Please find enclosed herewith a challan for Rs. 20,11,530/- (Rupees Twenty Lakhs Eleven Thousand Five Hundred and Thirty only) paid on 05.10.2007 at I.O.B Extension Counter, HUDA Premises, Tarnaka, Secunderabad towards payment of Development charges for development of gated community group housing scheme lay-out in the above said survey numbers.

We have also enclosed herewith Agreement & Deed of Mortgage along with Indemnity Bond both are duly typed on Rs. 100/- stamp papers as per the format given by you for the Plot Nos.13, 19, 35, 48 and 55 admeasuring 798.80 Sq. mtrs (955 Sq. Yards) in Survey Nos. 128 (P), 129(P) and 132 (P) to 136 (P) of Rampally Village, Kesera Mandal., Ranga Reddy District.

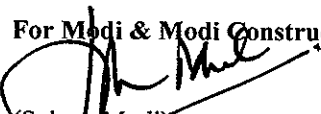
We have also displayed a board in the above said survey numbers for the area to be mortgaged to HUDA and photographs of that displayed board are also enclosed herewith for your ready reference.

Encumbrance certificates prior to mortgage of the plots to be mortgaged 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.

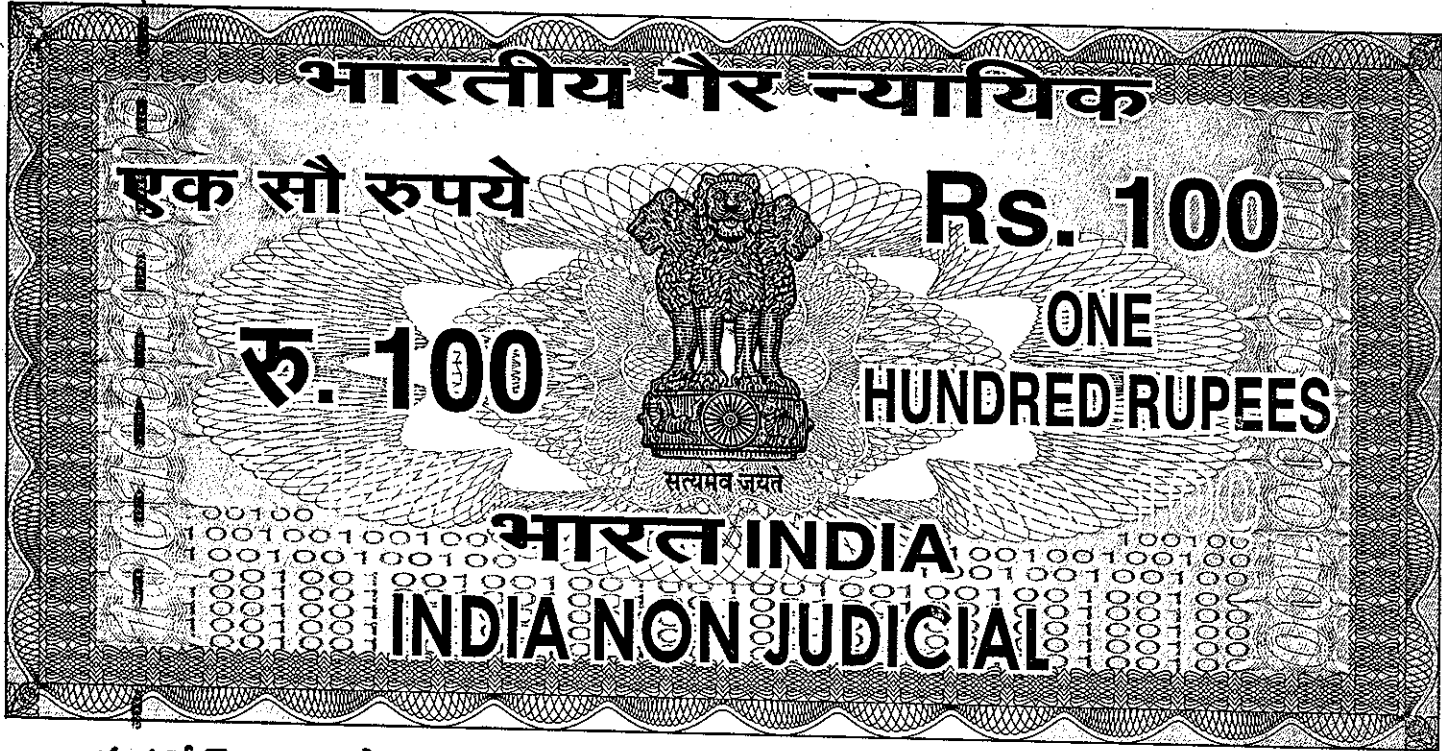
Thanking you,

For Modi & Modi Constructions


(Soham Modi)
Partner.

- Encl: 1.Challan for Rs. 20,11,530/-
- 2. Agreement & Deed of Mortgage duly typed on s.100/-stamp paper
- 3. Indemnity Bond duly typed on Rs. 100/-stamp paper
- 4. Photographs
- 5. Encumbrance Certificates.





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date : 04-10-2007 Serial No : 18,453

Denomination : 100

H 225735

Purchased By :

G. VENKATESH
S/O G.A. RAO
R/O SEC' BAD

[Handwritten Signature]
4/10/07

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

For Whom :

MODI & MODI CONSTRUCTIONS

SEC' BAD

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 _____ October Two Thousand Seven year between M/s. Modi & Modi Constructions 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, JubileeHills, 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.

Whereas the Mortgagor is the absolute and sole beneficial owner and is seized, possessed of on 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 13, 19, 35, 48 and 55 (Total No. of Plots 5 (Five) admeasuring total, extent of 798.80 Sq. Meters shown with boundaries thereof coloured 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. 128(p), 129(p), 132(p) to 136(p) situated Rampally Village, Kesara Mandal, Ranga Reddy Dist.

For MODI & MODI CONSTRUCTIONS

[Handwritten Signature]
Partner

And whereas the Mortgagee having accepted the same as sanctioned the layout plan in file No.6092/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.
- 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 thinkfit 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.

For MODI & MODI CONSTRUCTIONS


Partner

- 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. 13 & 19 admeasuring about 299 Sq. Mtrs (357.47 Sq. yds) forming part of Survey Nos. 128, 129, 132, to 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked red in the plan annexed hereto, bounded on:

NORTH BY :	30' wide road
SOUTH BY :	Plot Nos. 12 & 18
EAST BY :	30' wide road
WEST BY :	30' wide road

SCHEDULE OF THE PROPERTY -II

All that 1 (One) plot bearing Nos. 35 admeasuring about 98.20 Sq. Mtrs (117.40 Sq. yds) forming part of Survey Nos. 128, 129, 132, to 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked red in the plan annexed hereto, bounded on:

NORTH BY :	30' wide road
SOUTH BY :	30' wide road
EAST BY :	Plot No. 34
WEST BY :	Tot-Lot and 30' wide road

SCHEDULE OF THE PROPERTY -III

All that 2 (Two) plots bearing Nos. 48 & 55 admeasuring about 401.60 Sq. Mtrs (480.14 Sq. yds) forming part of Survey Nos. 128, 129, 132, to 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked red in the plan annexed hereto, bounded on:

NORTH BY :	Plot Nos. 49 & 56
SOUTH BY :	30' wide road
EAST BY :	30' wide road
WEST BY :	30' wide road

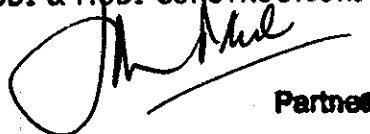
In witness where of the said Mortgagor here into set his hand the day and the year first above written.

In the presence of Witnesses:

1.

2.

For MODI & MODI CONSTRUCTIONS



Partner

Signature of the Mortgagor

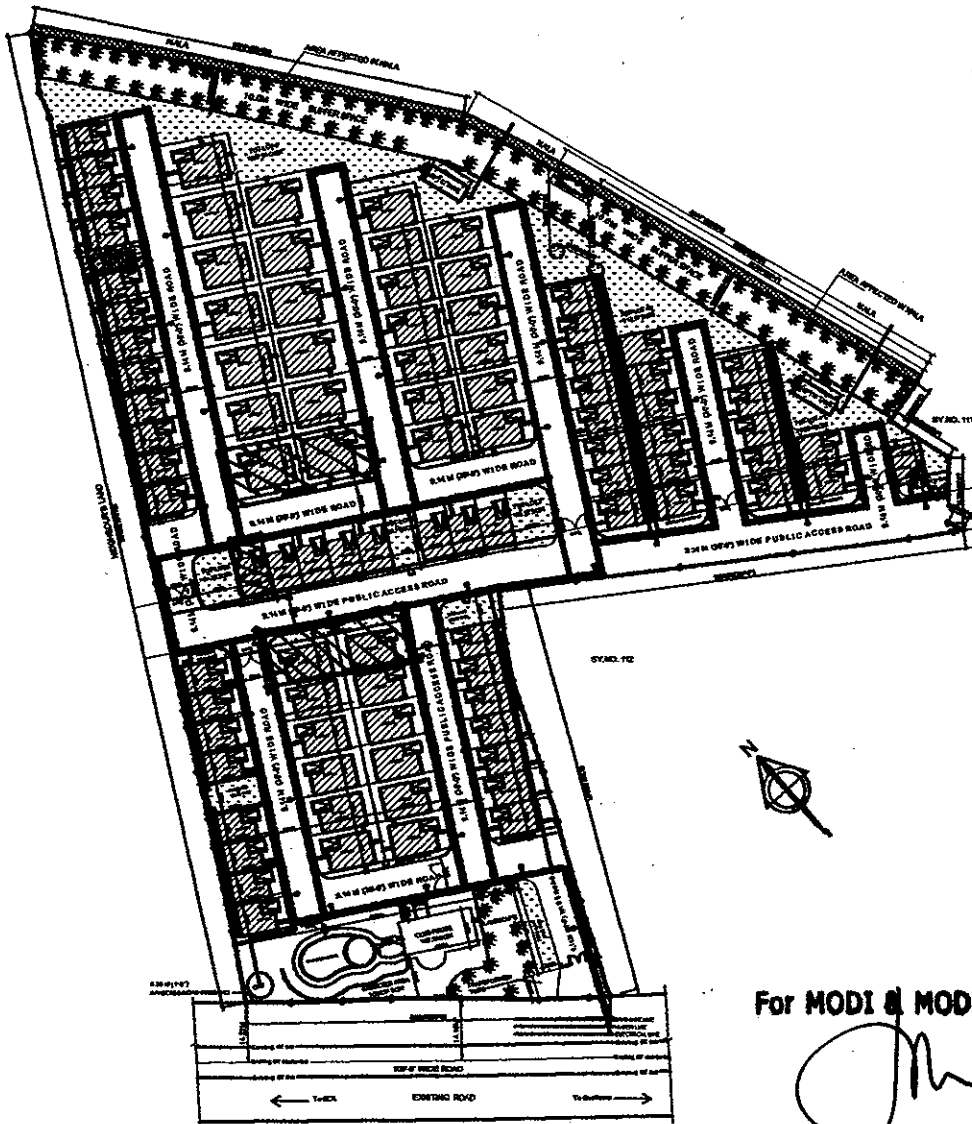
MORTGAGE DEED OF PLAN FOR 5 (FIVE) PLOTS BEARING Nos. 13, 19, 35, 48 & 55 in Sy. Nos. 128 (P), 129(P) & 132(P) To 136(P) RAMPALLY VILLAGE, KEESARA MANDAL, RANGA REDDY DISTRICT.

MORTGAGOR: M/s. MODI & MODI CONSTRUCTIONS

Rep by its Managing Partner Shri. Soham Modi S/o. Shri. Satish Modi

MORTGAGEE: HYDERABAD URBAN DEVELOPMENT AUTHORITY (HUDA)

AREA: 798.80 Sq. mtrs (955 Sq. Yds)



WITNESSES:


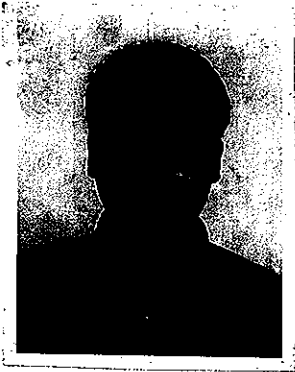
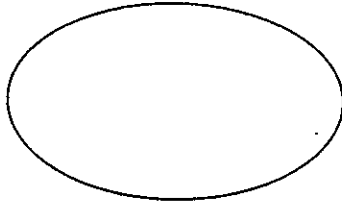
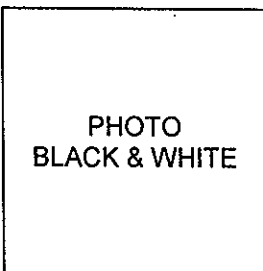
- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

[Handwritten Signature]
Partner
Sign of Mortgagor

Sign of Mortgagee

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

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<p><u>MORTGAGER:</u> M/S. MODI & MODI CONSTRUCTIONS, HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD-500 034 REP. BY ITS MANAGING PARTNER. MR. SOHAM MODI S/O. MR. SATISH MODI R/O. PLOT NO. 280, ROAD NO. 25 JUBILEEHILSS, HYDERABAD - 034</p>
		 PHOTO BLACK & WHITE	<p><u>MORTGAGEE:</u> HYDERABAD URBAN DEVELOPMENT AUTHORITY (HUDA) REP. BY ITS AUTHORISED SIGNATORY G.V.R.R. PRASAD (J.P.O) S/O. G. VENKATESWARA RAO</p>

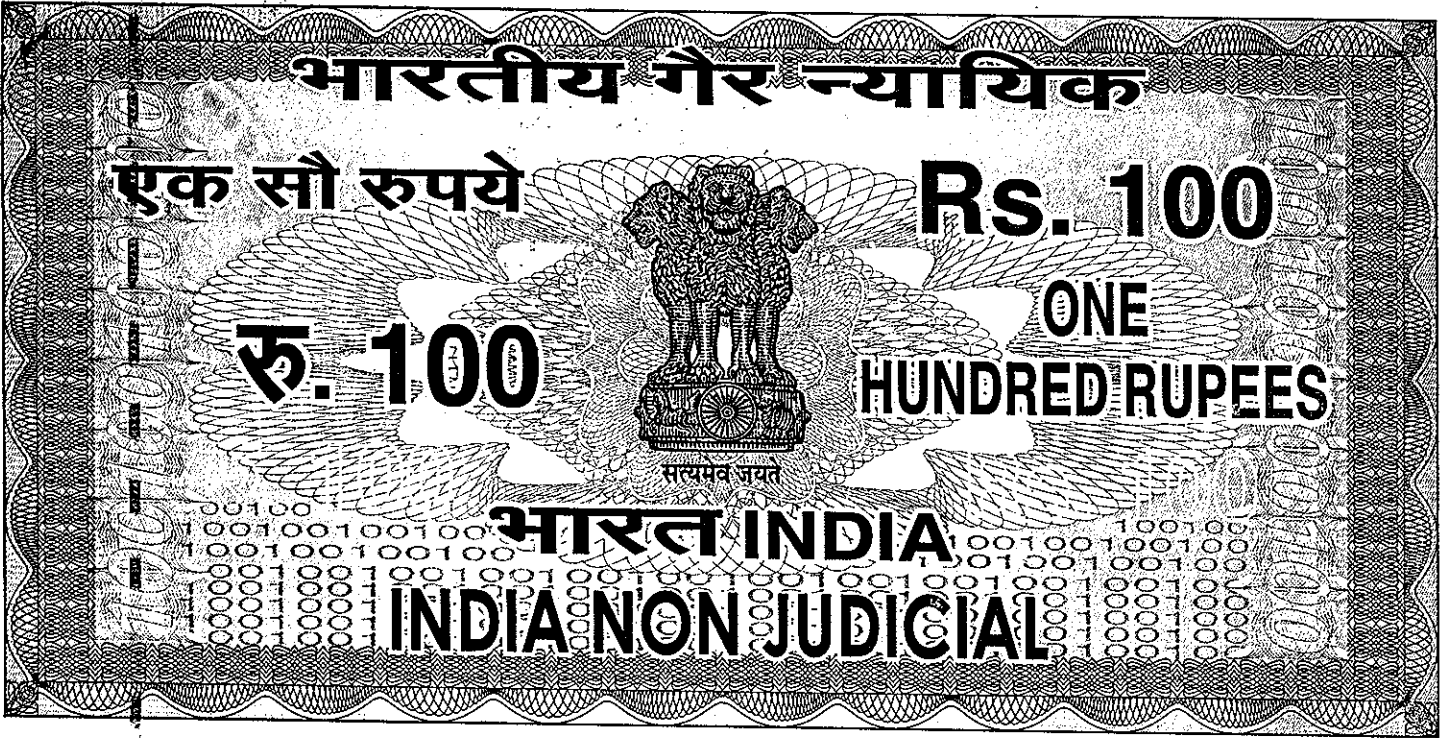
SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS



SIGNATURE OF EXECUTANTS



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date : 04-10-2007 Serial No : 10,452 Denomination : 100

H 225734

Purchased By :

G.VENKATESH
S/O G.A.RAO
R/O SEC'BAD

[Signature]
Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. UPPAL

For Whom :

MODI & MODI CONSTRUCTIONS

SEC'BAD

INDEMNITY BOND

This Deed of Indemnity is made and executed on this the 6th day of October 2007 by:

M/s Modi & Modi Constructions 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. 80, Road No. 25, Jubilee Hills, Hyderabad -500 034.

WHEREAS we (Modi & Modi Constructions) are the absolute Owners of the land in Survey Nos.128(p), 129(p), 132(p) to 136 (p) situated Rampally Village, Kesara Mandal, Ranga Reddy Dist. measuring about 27,114.05 Sq Mtrs (Ac.06-28 gts).

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

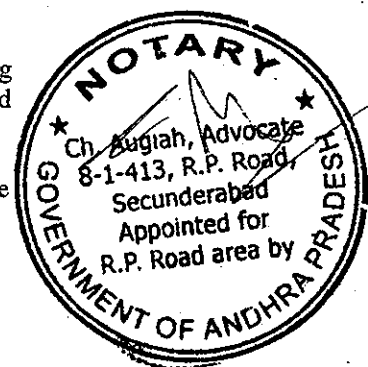
AND WHEREAS we submitted the lay out (Gated Community) development application for the construction of the buildings over the said plots of land for sanction with the Hyderabad Urban Development Authority (vide my application No. 6092/MP2/PLG/HUDA/2007 dated 07.08.2007) as required by Section-14 of the A.P. Urban Areas (Development) Act. 1975.

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.

For MODI & MODI CONSTRUCTIONS

[Signature]
Partner

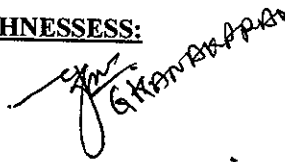
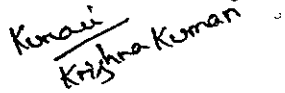


NOW this deed witness that in pursuance of the aforesaid Affidavit and in consideration of Hyderabad Urban Development Authority having agreed to approve the layout plan submitted (vide my application No.6092/MP2/PLG/HUDA/2007 Dt. 07.05.2007) in respect of Plot of land situated at Survey Nos.128(p), 129(p), 132(p) to 136 (p) of Rampally Village, Keesara 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.


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

WITNESSES:

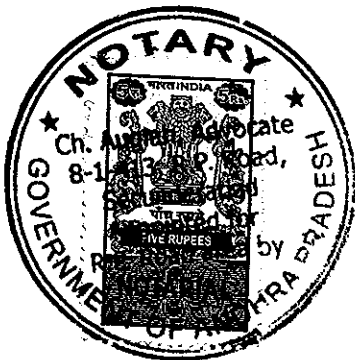
- 1) 
G. K. Ramesh Babu
- 2) 
Krishna Kumari

For MODI & MODI CONSTRUCTIONS


Partner
DEPONENT.

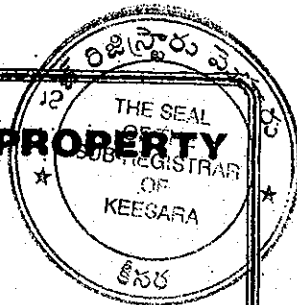
Solemnly affirmed and Signed before me at
Secunderabad on this 6th Day of October 2007

8 OCT 2007 ATTESTED



NOTARY
CH AUGIAH
B.Com.,LL B
Advocate & Notary
8-1-413, Rashtrapathi Road
SECUNDERABAD

CERTIFICATE OF ENCUMBRANCE ON PROPERTY



Certificate No. 4 of 2007
 Application No. 4 of 2007

Sri Madi Andoradi construction

Having applied to me for a certificate giving Particulars of registered acts and encumbrance if any in respect of undermentioned property:

Sy. no. 128(P) 129(P) 132(P) 133(P) 134(P) 135(P) (136P).
Plot no. 35. 117. 40. Sany (V). Rempally Keesara.
(5). R.R. Dist.

1. I hereby certify that a search has made in book I and in the indexes relating there to for 1 year (s) from the 1st day of oct to the 7 day of 10.2007 for acts are encumbrances effecting the said property and that on search the following acts and encumbrances appear (vide overleaf).

2. I also certify that the aforesaid acts or encumbrance no other acts and encumbrances effecting the said property has been found.

Search made and certificate
 Prepared by
 Search verified and certificate
 Examined by

Signature [Signature]
 Designation SA
 Signature [Signature]
 Designation SA

Office S.R.O. Keesara
 Date 8.10.2007

[Signature]
 Signature of Sub-Registrar
 ಸಬ್-ರಿಜಿಸ್ಟ್ರಾರ್

Note : The acts encumbrance shown in the certificate are those discovered with reference to the description of properties furnished by the applicant if the same properties have been described in registered in a manner different from the way in which the applicant has described their transaction evidence by such document will not be included in the certificate.

2 Under section 57 of the Registration Act and Rule 13/-

(1) Persons desiring to inspect entries in the registers and indexes or requiring certificate of encumbrances on specified properties should make the search themselves when registers and indexes will be placed before them in Payment of Prescribed fees.

(a) But a sin the present case the applicant has not undertaken the search himself the requisite search has been as carefully as possible by the officer but the department will not on any account hold itself responsible for any errors in the result of the search embodies in this certificate.

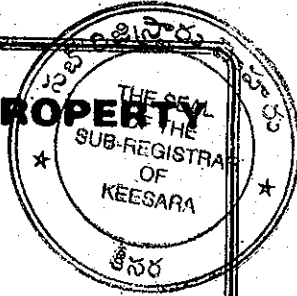
(b) And as in present case the applicant has made the requisite search himself and as the act and encumbrances discovered by him are shown in the certificate after verification the department will not on any account held itself responsible for the omissions in it of any other acts and encumbrances effecting the said properties not discovered by the applicant.

(P.T.O)

CERTIFICATE OF ENCUMBRANCE ON PROPERTY

Certificate No. 6 of 2007

Application No. 6 of 2007



Sri Medi Andoradi construction

Having applied to me for a certificate giving Particulars of registered acts and encumbrance if any in respect of undermentioned property :

1. I hereby certify that a search has made in book I and in the indexes relating there to for 1 year (s) from the 1st day of oct to the 7 day of -10-2007 for acts are encumbrances effecting the said property and that on search the following acts and encumbrances appear (vide overleaf).

2. I also certify that the aforesaid acts or encumbrance no other acts and encumbrances effecting the said property has been found.

Search made and certificate

Prepared by

Search verified and certificate

Examined by

Signature [Signature]

Designation S. A. 288

Signature [Signature]

Designation S. A.

Office S. R. O. Keesara

Date 8/10/2007

[Signature]
Sub-Registrar

Signature of [Signature] Registrar

Note : The acts encumbrance shown in the certificate are those discovered with reference to the description of properties furnished by the applicant if the same properties have been described in registered in a manner different from the way in which the applicant has described them transaction evidence by such document will not be included in the certificate.

2 Under section 57 of the Registration Act and Rule 13/-

(1) Persons desiring to inspect entries in the registers and indexes or requiring certificate of encumbrances on specified properties should make the search themselves when registers and indexes will be placed before them in Payment of Prescribed fees.

(a) But as in the present case the applicant has not undertaken the search himself the requisite search has been as carefully as possible by the officer but the department will not on any account hold itself responsible for any errors in the result of the search embodied in this certificate.

(b) And as in present case the applicant has made the requisite search himself and as the act and encumbrances discovered by him are shown in the certificate after verification the department will not on any account hold itself responsible for the omissions in it of any other acts and encumbrances effecting the said properties not discovered by the applicant.

(P.T.O)