

CANCELLED

12/04/2008



1231

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 893462

Date : 02-04-2008 Serial No : 2,986 Denomination : 50

Purchased By :

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

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

For Whom :

KADAKIA AND MODI HOUSING

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 the 21st day of April Two — Thousand Eight year between M/s. Kadakia & Modi Housing a partnership firm having its registered office 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its Managing Partner Mr. Soham Modi, Son of Shri Satish Modi, aged about 37 Years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad-500 034 (hereinafter called "THE MORTGAGOR" (which expression shall unless excluded by or is repugnant to the subject or context , include his heirs executors administrators and assigns) in favour of Hyderabad Urban Development Authority (HUDA) hereinafter called "THE MORTGAGEE " which expression shall unless excluded by or is repugnant to subject or context, include his successors in office and assign.

Whereas the Mortgagor is the absolute and sole beneficial owner and is seized, possessed of or otherwise well and sufficiently entitled to the property fully described in the schedule and for greater clearance delineated on the plan annexed here up to and there on Plot Nos. 22, 23, 24 and 25 (Total No.of Plots 4 (Four) admeasuring total, extent of 613.85 Sq. mtrs shown with boundaries thereof colored with red and expressed to be here by mortgaged.

For Kadakia and Modi Housing

[Signature]
Partner

[Signature]

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL


ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date : 02-04-2008 Serial No : 2,987 Denomination : 50

B 893463

Purchased By :

G.V. KATESH
S/O. G.A. RAO
R/O. SEC-BAD.


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

For Whom :

KADAKIA AND MODI HOUSING

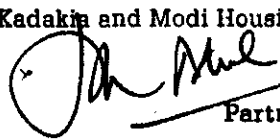
-2-

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. No. 1139 (P) situated Shamirpet Village, Shamirpet Mandal, Ranga Reddy Dist.

And whereas the Mortgagee having accepted the same as sanctioned the layout plan in file No.660/MP2/Plg/HUDA/2008 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:

For Kadakia and Modi Housing


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 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 para 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 think fit and Mortgagor shall / forfeit the right of redemption as against the mortgage.
 - a. And it is hereby declared that the Mortgagee shall be free to complete the said works with the amount so realized and the Mortgagor, shall not be entitled to question the unfettered right of mortgage in any court of law.
 - b. If additional amounts for execution of the said works over and above the sale proceeds referred to in the above Para it shall be realized from Mortgagor or the purchaser of individual plots in the said layout area in the same manner as property tax and the other plots not covered by the mortgage will be under the first charge towards the said excess amount spent by the H.U.D.A.

For Kadakia and Modi Housing


Partner

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 one plot bearing Nos. 22, admeasuring about 162.41 Sq. mtrs forming Survey No. 1139 (P) situated Shamirpet Village, Shamirpet Mandal, Ranga Reddy Dist, marked red in the plan annexed hereto, bounded on: (Admeasuring 162.41 sq. mtrs)

NORTH BY	: 30' wide road
SOUTH BY	: Plot No. 23
EAST BY	: 30' wide road
WEST BY	: Plot No. 52

SCHEDULE OF THE PROPERTY -II

All that one plot bearing Nos. 23, admeasuring about 150.48 Sq. mtrs forming Survey No. 1139 (P) situated Shamirpet Village, Shamirpet Mandal, Ranga Reddy Dist, marked red in the plan annexed hereto, bounded on: (Admeasuring 150.48 sq. mtrs)

NORTH BY	: Plot No.22
SOUTH BY	: Plot No. 24
EAST BY	: 30' wide road
WEST BY	: Plot No. 51

SCHEDULE OF THE PROPERTY -III

All that one plot bearing Nos. 24, admeasuring about 150.48 Sq. mtrs forming Survey No. 1139 (P) situated Shamirpet Village, Shamirpet Mandal, Ranga Reddy Dist, marked red in the plan annexed hereto, bounded on: (Admeasuring 150.48 sq. mtrs)

NORTH BY	: Plot No.23
SOUTH BY	: Plot No. 25
EAST BY	: 30' wide road
WEST BY	: Plot No. 50

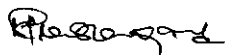

SCHEDULE OF THE PROPERTY -IV

All that one plot bearing Nos. 25, admeasuring about 150.48 Sq. mtrs forming Survey No. 1139 (P) situated Shamirpet Village, Shamirpet Mandal, Ranga Reddy Dist, marked red in the plan annexed hereto, bounded on: (Admeasuring 150.48 sq. mtrs)


NORTH BY	: Plot No.24
SOUTH BY	: 30' wide road
EAST BY	: 30' wide road
WEST BY	: Plot No. 49

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 Kadakia and Modi Housing


Partners
Signature of the Mortgagor

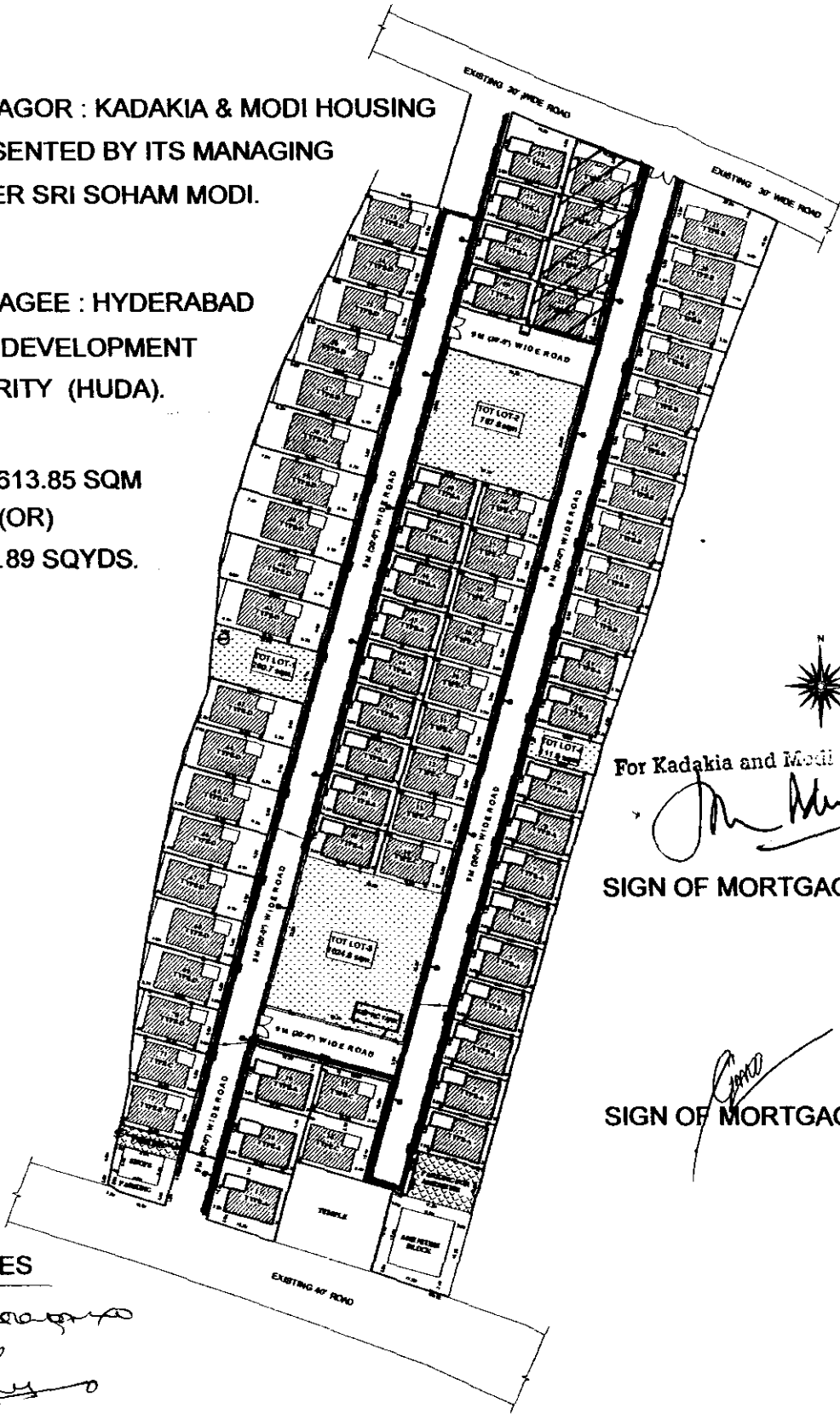


MORTGAGE DEED OF PLAN OF FOUR (4) PLOTS BEARING NOS. 22, 23, 24 & 25 IN SY.NO. 1139 (P) OF SHAMIRPET VILLAGE, SHAMIRPET MANDAL, R.R. DISTRICT.

MORTGAGOR : KADAKIA & MODI HOUSING
REPRESENTED BY ITS MANAGING
PARTNER SRI SOHAM MODI.

MORTGAGEE : HYDERABAD
URBAN DEVELOPMENT
AUTHORITY (HUDA).

AREA : 613.85 SQM
(OR)
733.89 SQYDS.



For Kadakia and Modi Housing
[Signature]
Partner
SIGN OF MORTGAGOR:

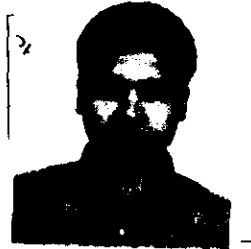
[Signature]
SIGN OF MORTGAGEE:

WITNESSES

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

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

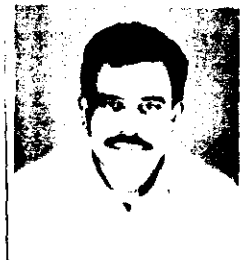
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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MORTGAGOR:

M/S. KADAKIA AND MODI HOUSING,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REP. BY ITS PARTNERS.

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



MORTGAGEE:

M/S. HYDERABAD URBAN DEVELOPMENT
AUTHORITY (HUDA)
REP. ITS AUTHORISED SIGNATORY
MR. G. V. R. R. PRASAD (J.P.O)
S/O. G. VENKATESHWARA RAO

SIGNATURE OF WITNESSES:


- 1.
- 2.

For Kadakia and Modi Housing

Partner

SIGNATURE OF EXECUTANTS

Primer
S. S. S.
Bullseye

PERMANENT ACCOUNT NUMBER	
ABMPM6725H	
	NAME SOHAM SATISH MODI
	FATHER'S NAME SATISH MANILAL MODI
	DATE OF BIRTH 10-10-1969
SIGNATURE	



HYDERABAD URBAN
DEVELOPMENT AUTHORITY

Name : G V R R Prasad

Desig : Jr. Planning Officer

Emp Code : HUDA0402









G V R R Prasad

Vice Chairperson

Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 1281/2008 of SRO: 1516(SHAMIRPET)

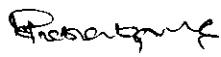
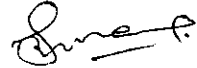
21/04/2008 17:56:48

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(ME) REP BY:- G.V.R.R.PRASAD (J.P.O) HUDA,HYD	
2			(MR) REP BY:- SOHAM MODI (MANAGING PARTNER) P.NO.280,R.NO.25,JUBILEE HILLSHYD	

Witness
Signatures

Operator
Signature


Subregistrar
Signature

① 
② 

1వ పుస్తకము 2008 వ సం॥ పు.....¹²⁹⁰.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....⁹.....

ఈ కాగితము వరుస సంఖ్య.....⁹.....


సబ్-రిజిస్ట్రారు



1వ భుక్తము 2008 వ సం॥ పు.....17.9.2008

దస్తావేజు మొత్తము కొగిలముల సంఖ్య.....7

ఈ కొగిలము వరుస సంఖ్య.....8

సబ్-రిజిస్ట్రారు



1వ పుస్తకము 2008 వ సం॥ పు.....11/2/2008

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....9

ఈ కాగితము వదున సంఖ్య.....2

సబ్-రిజిస్ట్రారు



1వ శాసనసభ 2003 వ సం॥ పు.....1290.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....9.....

ఈ కాగితము వరుస సంఖ్య.....6.....

సబ్-రిజిస్ట్రారు



1వ పుస్తకము 2008 వ సం॥ పు.....17.50.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....7.....

ఈ కాగితము వరుస సంఖ్య.....5.....

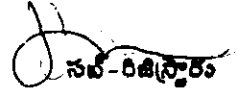
నబ్-రిజిస్ట్రారు



1వ పుస్తకము: 2000 వ సం॥ పు.....127.....

దస్తావేజు మొత్తము కాగితముల సంఖ్య.....9.....

ఈ కాగితము వరుస సంఖ్య.....4.....


నవ-రిజిస్ట్రారు



1వ పుస్తకము 2008 వ సం॥ పు.....1270.....
 దస్తావేజు మొత్తము కాగితముల సంఖ్య.....4.....
 ఈ కాగితము వరుస సంఖ్య.....3.....

సబ్-రిజిస్ట్రారు

EMBURSEMENT UNDER SECTIONS 41 AND 42 OF ACT 11 OF 1900
 Doct No. 1270/08 Date 21/4/08
 I hereby certify that the Proper deficit Stamp duty of Rs. 10910/-
 has been levied in respect of this instrument from
 on the basis of the Market Value/Consideration of Rs. 3,67,000/-

**SUB-REGISTRAR OFFICE
 BARAMPETA**
 Date 21/4/08

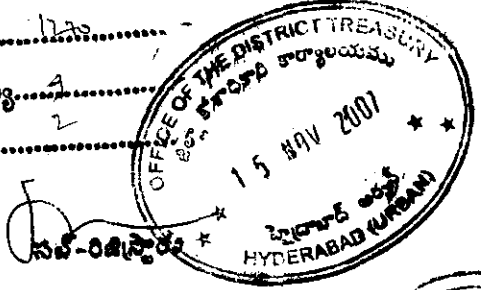
Registrar/Collector
 Under the Indian Stamp Act

1వ పుస్తకము 2008 సం॥ (కా.శ. 1930) సం॥ పు
1270.....వెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1516-I-...1270.....-2008
 ఇవ్వబడ్డనది.
 2008 సం॥ ఏప్రిల్ నెల.....21.....వ తేది

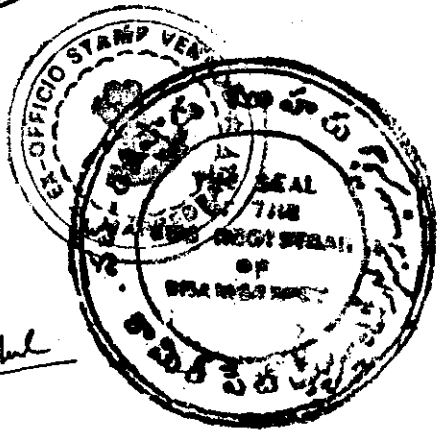
సబ్-రిజిస్ట్రారు అధికారి



1వ పుస్తకము 2008 వ నం|| పు.....
 ద్వితీయ మొత్తము కౌగిలముల సంఖ్య.....
 ఈ కౌగిలము వరుస సంఖ్య.....



2008 వ నం|| డిసెంబర్ నెల..... 2) వ రేడి
 1930 వ కౌగిలము..... మాసం..... 1)..... వ రేడి
 పగలు..... 3)..... 4)..... మధ్య
 కామిటీకి పంపిణీ చేసినట్లు ఆదేశమే
 శ్రీ/శ్రీమతి..... **Soham Modi**.....
 రిజిస్ట్రేషన్ నెంబరు 280 రోడ్ నెంబరు 32-ఎ ను
 అనుసరించి నడుపుచున్నట్లు ఫోటోగ్రాఫులు మరియు
 పేరివలుడ్రలతో సహా దాఖలు చేసి రుసుములు
 రూ..... 1835/-.....లు చెల్లించినారు.



John Mul
John Mul

Soham Modi s/o Sakthi Modi
 occ: Business - Plot no. 280, Road no 25
 Jubilee Hills, Hyderabad.

అకౌంట్ కలిపి (20)
 [Fingerprint]

[Signature]

G. V. R. R. Prasad
 s/o - G. Venkateshwara Rao.
 occ: J.P.O. - HUDA
 R/o Sec'nd.

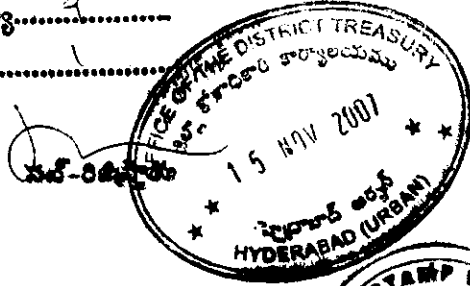
అకౌంట్ కలిపి

- ① *[Signature]* s/o K. R. Reddy occ: Service
 (0) S.L-187/1364, M.G. Road, Sec'nd
- ② *[Signature]* s/o N. Rau Reddy occ: Service
 (0) S.L-187/1364, M.G. Road, Sec'nd

2008 వ నం|| డిసెంబర్ నెల..... 2)..... వ రేడి నవంబరు
 1930 వ కౌగిలము..... మాసం..... 1)..... వ రేడి కామిటీకి

fresh
 is fresh

1వ పుస్తకము 2008 వ సం|| పు.....1170.....
 దస్తావేజు మొత్తము కాగితముల సంఖ్య.....2.....
 ఈ కాగితము వరుస సంఖ్య.....1.....



ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:

By challan No..... Dt.....

I. Stamp Duty:

- 1. In the shape of stamp papers Rs. 100/-
- 2. in the shape of Billan Rs. —
(u/s.41 of I.S.Act.1899)
- 3. in the shape of cash Rs. 10910/-
(u/s.41 of I.S.Act.1899)
- 4. adjustment of stamp duty Rs. —
u/s.16 of I.S. Act.1899, if any

II. Transfer Duty:

- 1. In shape of challan Rs. —
- 2. in the shape of cash Rs. —

III. Registration fees:

- 1. in the shape of challan Rs. —
- 2. in the shape of cash Rs. 1835/-

IV. User Charges

- 1. in the shape of challan Rs. —
- 2. in the shape of cash Rs. 100/-

Total Rs. 12945/-


SUB REGISTRAR
SHANERPET