

09/05

6867/2013

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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A. DIVESH

AY 064716

Sl.No. 5005 Dt: 04-04-2013 Rs.100/-

Sold to: RAMESH

S/o, NARASING RAO

For Whom: METHA & MODI HOMES MEMORANDUM OF DEPOSIT OF

TITLE DEED

LICENSED STAMP VENDOR
 L.No.15-07-041/2007
 RL.No.15-07-015/2013
 H.No.7-05/3, Shankar Nagar,
 Peerjadiguda (V), Ghatkesar (M),
 R.R. Dist. PIN-500 039.
 Cell.No:9052571732

On 29th May, 2013

M/s MEHTA & MODI HOMES, a registered partnership office at H.No.5-4-187/3 & 4, 3rd Floor, Soham Mansion, M.G.Road, Secunderabad – 500 003 Rep. by its Managing Partner Sri. Soham Mcdi (which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors and assigns of the First Part)

hereinafter referred to as "Depositor" (which expression shall unless repugnant to the context or meaning thereof include his/her/ their respective successors, legal heirs,

For MEHTA & MODI HOMES

2013సం॥ 29 వ తేది
 1935శా.క. 29 వ తేది
 పగలు 12 మరియు / గంటల
 మధ్య ఉప్పల్ సబ్-రిజిస్ట్రార్ కార్యాలయములో
 శ్రీ. Soham modi
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎ ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫ్ (లు)
 మరియు వేలిముద్రలతో కూడిన దాఖలుచేసి రుసుము
 కూ॥ 1000 చెల్లించినారు



Soham modi

6867/2
 9
 సబ్-రిజిస్ట్రార్
 ఉప్పల్

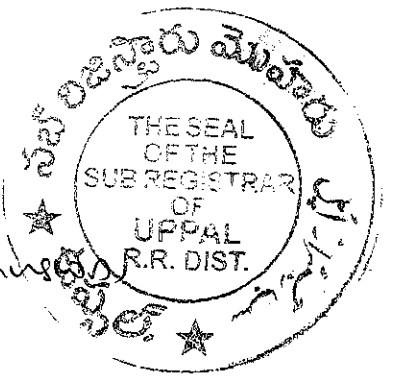
వ్రాసి ఇచ్చినట్లు ఒప్పుకున్నది
 ఎడమ బొటనవేలు



Soham modi

Soham modi s/o. Sankish modi.
 Occ: Business. o/o: # 5-4-187/3 & 4, IInd floor
 M.G. Road, Sec 16
 Soham mangrod, M.G. Road, Sec 16

Signature..... *Prasanna*
 Name..... K. Prasanna Reddy
 S/o.W/o.D/o..... s/o. K.P Reddy
 Occ..... Service
 R/o..... o/o: # 5-4-187/3 & 4, IInd floor, M.G. Road, Sec 16



Signature..... *Vankat*
 Name..... Ch. Vankat Komara Reddy
 S/o.W/o.D/o..... Late Anji Reddy
 Occ..... Service
 R/o..... 11-187/2, Road No 2, Green Hills Colony, Sarabomgar, Hyderabad

2013సం॥ 29 వ తేది
 1935శా.క. 29 వ తేది

J. V.
 జాయింట్ సబ్-రిజిస్ట్రార్-16
 ఉప్పల్

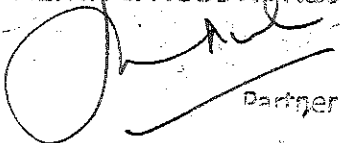
representatives and assigns), saw Shri/Smt. J Jagadeeshwar Rao of Religare Finvest Limited (hereinafter referred to as "RFL") delivered at the office of RFL and deposited with Shri/Smt. J Jagadeeshwar Rao RFL the documents of title, evidences, deeds and writings as more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said title deeds")/ in respect of the Borrower's immovable property situated at Plot Nos. 311, 345, 349, 350, 356, 316, 367, 317, 314, 315, 385, 386, 396, 397, 399 in Syno.31,40/Part, 41/Part, 42,44,45,55,, Total admeasuring 3493 Sq.yds, situated at Old Village, Cherlapalli, GhatkesarMandal, R.R. District. And more particularly described in the Second Schedule hereunder written.

ULCRA Permission Not Applicable

Whilst making the deposit, **M/s. Mehta & Modi Homes Rep. By its Partner Soham Modi** stated that he/ they was/were doing so in his/their capacity as owner/ joint owners of the property with intent to by way of deposit of title deeds, on the property situated at All that Plot Nos. 311, 345, 349, 350, 356, 316, 367, 317, 314, 315, 385, 386, 396, 397, 399 in Syno.31,40/Part, 41/Part, 42,44,45,55,, Total admeasuring 3493 Sq.yds, situated at Old Village, Cherlapalli, GhatkesarMandal, R.R. District.. more particularly described in the Second Schedule hereunder written, to secure the due repayment, discharge and redemption by the Borrower/s to RFL of its rupees loan of **Rs.1,40,00,000/-** (Rupees One Crore Forty Lakhs Only) together with all interest, liquidated damages, commitment charge, premium on prepayment and other monies payable under the Loan Agreement, as amended from time to time.

M/s. Mehta & Modi Homes Rep. By its Partner Soham Modi further stated that the said title deeds so deposited were the only documents of title relating to the said

FOR MEHTA & MODI HOMES


Partner

1వ పుస్తకం 2013 నం. పు దస్తావేజ్ నెం. 6867/2013
 దస్తావేజాల మొత్తము తాగితముల సంఖ్య 9
 ఈ తాగితము వరుస సంఖ్య 2

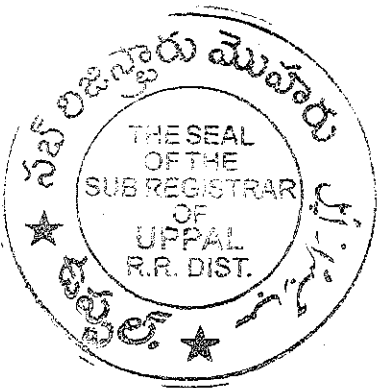
సబ్-రిజిస్ట్రారు
 ఉప్పల్

In the from of M.V. Rs. 1,40,00,000/-							
Sl. No.	Description of Fee/duty	Stamp Papers	Challan U/S 41 of I.S. Act	Cash	Stamp Duty U/S 16 of I.S. Act	DD/BC/ Pay Order	TOTAL
1	Stamp Duty	100	49900				50,000
2	Transfer Duty						
3	Registration Fee		1000				1000
4	User Charges		100				100
5	TOTAL	100	51,000				51,100

An amount of Rs. 49,900 towards stamp duty
 Including Transfer Duty and Rs. 1050
 towards Registration Fee was paid by the party
 through Challan Receipt Number 4063

Dated 29/5/2013 at SBI Subsiguda Branch, Hyd.
 A/c. 52191012432 of SRO Uppal

Jt. Sub-Registrar-16
 Uppal



1వ పుస్తకము 2013 నం. 1035 త. 6867/2013
 నెంబరుగా రిజిస్టరు చేయబడి స్టాపింగ్ నిమిత్తం
 గుర్తింపు నెంబరు 1507-16867/2013 ఇవ్వడమైనది
 2013 నం. ఖై. నెల. 31 వ తేది

జాయింట్ సబ్-రిజిస్ట్రారు-16
 ఉప్పల్

property in the possession, power and control of the Depositor and that the Borrower/s had a clear and marketable title to the said property.

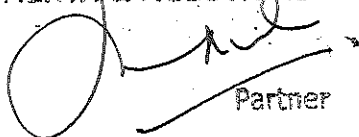
The aforesaid deposit of title deeds was made by Shri Soham Modi in the presence of Shri J Jagadeeshwar Rao of RFL.

THE FIRST SCHEDULE ABOVE REFERRED TO

(LIST OF DOCUMENTS OF TITLE, EVIDENCES, DEEDS AND WRITINGS)

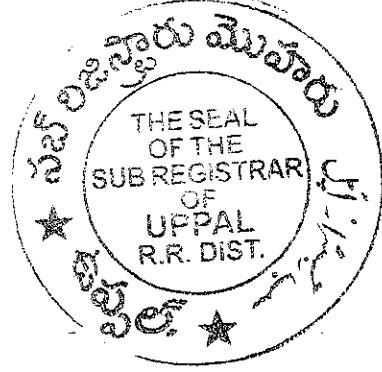
Sl. No.	Date of document	Nature of document	Original / Xerox
1.	30-03-2000	Regd. Agreement of Sale Cum GPA bearing Doc.No.2638/00 executed by Ch. Murali & 5 others in favour of 1) P. Jagan Mohan Reddy & 2) P. Venugopal Reddy in respect of all that the lands in Synos.31, 42, admeasuring Ac 2.05 Gts and Ac 1.06 Gts respectively situated at Cherlapalli Village, Ghatkesar Mandal, R.R. District.	Original
2.	17-11-2005	Regd. Sale Deed bearing Doc.No.11023/05, executed by Ch. Murali & 5 others Rep. By their AGPA Holders 1) P. Jagan Mohan Reddy & 2) P. Venugopal Reddy & P. Karunakar Reddy in favour of M/s. Mehta & Modi Homes Rep. By its Partners Soham Modi & Suresh U Mehta, in respect of all that the land in Syno.42, admeasuring Ac 1.06 Gts situated at Cherlapalli Village, Ghatkesar Mandal, R.R. District.	Original
3.	09-11-2005	Regd. Sale Deed bearing Doc.No.10661/05, executed by Ch. Murali & 5 others Rep. By their AGPA Holders 1) P. Jagan Mohan Reddy & 2) P. Venugopal Reddy & P. Karunakar Reddy in favour of M/s. Mehta & Modi Homes Rep. By its Partners Soham Modi & Suresh U Mehta, in respect of all that the lands in Syno.31, admeasuring Ac 2.05 Gts situated at Cherlapalli Village, Ghatkesar Mandal, R.R. District.	Original
4.	04-07-1978	Regd. Sale Deed bearing Doc.No.3777/78 executed by Kamala Bai in favour of 1) K. Gandaiah & 2) K. Muthaiah & 3) K. Yadaiah & 4) K. Mogulaiah, in respect of all that the lands in Synos.34, 40, 41, admeasuring Ac 1.10 Gts and Ac 1.16 Gts and Ac 1.11 Gts situated at Cherlapalli GP, Hyderabad District.	Certified Copoy

For MEHTA & MODI HOMES


Partner

1వ పుస్తకం 2013 సం॥ పు దస్తావేజ్ నెం. 6867/2013
దస్తావేజుల మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితము వరుస సంఖ్య 3

సబ్ రిజిస్ట్రారు
ఉప్పల్



Sl. No.	Date of document	Nature of document	Original / Xerox
4.	04-07-1978	Regd. Sale Deed bearing Doc.No.3777/78 executed by Kamala Bai in favour of 1) K. Gandaiah & 2) K. Muthaiah & 3) K. Yadaiah & 4) K. Mogulaiah, in respect of all that the lands in Synos.34, 40, 41, admeasuring Ac 1.10 Gts and Ac 1.16 Gts and Ac 1.11 Gts situated at Cherlapalli GP, Hyderabad District.	Certified Copoy
5.	27-01-2006	Regd. Sale Deed bearing Doc.No.1759/06 executed by K. Swamy & 10 others in favour of M/s. Mehta & Modi Homes Rep. By its Partners Soham Modi & Suresh U Mehta in respect of all that the lands in Synos.34, 40 & 41, admeasuring Ac 1.12 Gts situated at Cherlapalli Village, Ghatkesar Mandal, R.R. District.	Original
6.	19-08-2006	Regd. Sale Deed bearing Doc.No.12254/06 executed by K. Swamy & 11 others in favour of M/s. Mehta & Modi Homes Rep. By its Partners Soham Modi & Suresh U Mehta in respect of all that the lands in Syno.40, admeasuring Ac 0.13 Gts situated at Cherlapalli Village, Ghatkesar Mandal, R.R. District.	Original
7.	10-09-2001	Regd. Sale Deed bearing Doc.No.6924/01 executed by Ch. Prabhakar & 11 others in favour of 1) M. Santosh Goud & 2) M. Sampath Goud, in respect of all that the lands in Synos.40/A & 55, admeasuring Ac 2.00 Gts situated at Cherlapalli Village, Ghatkesar Mandal, R.R. District.	Original
8.	10-02-2006	Regd. Sale Deed bearing Doc.No.4129/06 executed by 1) M. Santosh Goud & 2) M. Sampath Goud & 3) Ch. Prabhakar & 11 others (3 to 11 are Consenting Parties) in favour of M/s. Mehta & Modi Homes Rep. By its Partners Soham Modi & Suresh U Mehta, in respect of all that the lands in Synos.40 & 55, admeasuring Ac 2.00 Gts situated at Cherlapalli Village, Ghatkesar Mandal, R.R. District.	Original
9.	11-07-2003	Regd. Sale Deed bearing Doc.No.8328/03 executed by V. Satyanarayana & 5 others in favour of P. Madhav Yadav, in respect of all that the lands in Synos.44 & 45, admeasuring Ac 1.25 Gts situated at Cherlapalli Village, Ghatkesar Mandal, R.R. District.	Original
10.	25-05-2006	Regd. Sale Deed bearing Doc.No.7876/06 executed by P. Madhav Yadav & V. Narender & V. Narsimha in favour of 1) Hetal K. Parikh & 2) Pravesh B. Parikh & 3) Piyush J. Parikh, in respect of all that the lands in Syno.45, admeasuring Ac 1.09 Gts situated at Cherlapalli Village, Ghatkesar Mandal, R.R. District.	Certified Copoy

Xerox

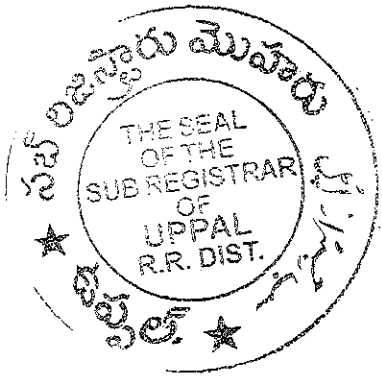
For MEHTA & MODI HOMES


Partner

1వ పుస్తకం 2013 నం|| పు దస్తావేజ్ నెం. 6867/2013

ఉస్త్తావేజుల మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితము వరుస సంఖ్య 29

సబ్ - రిజిస్ట్రారు
ఉప్పల్



Sl. No.	Date of document	Nature of document	Original / Xerox
11.	10-05-2007	Regd. Development Agreement bearing Doc.No.6334/07 executed by 1) Hetal K. Parikh & 2) Pravesh B. Parikh & 3) Piyush J. Parikh in favour of M/s. Mehta & Modi Homes Rep. By its Partners Soham Modi & Suresh U Mehta , in respect of all that the lands in Syno.45, admeasuring Ac 1.09 Gts situated at Cherlapalli Village, Ghatkesar Mandal, R.R. District.	Original
12.	25-05-2006	Regd. Sale Deed bearing Doc.No.7875/06 executed by 1) P. Madhav Yadav & 2) V. Narender & 3) V. Narasimah in favour of Pathika B. Bhatt, in respect of all that the lands in Synos. 44 & 45, admeasuring Ac 1.09 Gts situated at Cherlapalli Village, Ghatkesar Mandal, R.R. District.	Original
13.	31-07-2007	Regd. Sale Deed bearing Doc.No.9268/07 executed by Pathika B. Bhatt in favour of M/s. Mehta & Modi Homes Rep. By its Partners Soham Modi & Suresh U Mehta , in respect of all that the lands in Syno.45, admeasuring Ac 1.09 Gts situated at Cherlapalli Village, Ghatkesar Mandal, R.R. District.	Original
14.		Latest Encumbrance Certificate	Original

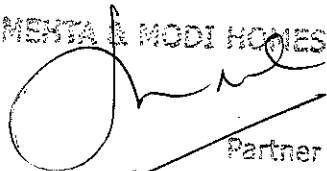
THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the said property)

All that Plot Nos. 311, 345, 349, 350, 356, 316, 367, 317, 314, 315, 385, 386, 396, 397, 399 in Syno.31, 40 / Part, 41 / Part, 42, 44, 45, 55, Total admeasuring 3493 Sq, yds, situated at Old Village, Cherlapalli, Ghatkesar Mandal, R.R. District.

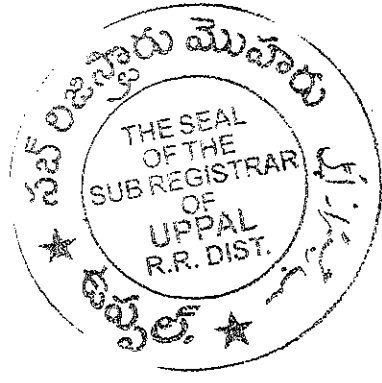
S No.	Plot No.	Extend of Land	North	East	West	South
1	311	174	Plot No. 310	Park	30' Road	Plot No. 312
2	345	174	Park	Plot No. 346	Park	30' Road
3	349	174	Plot No. 350	Plot No. 352	30' Road	Plot No. 348
4	350	257	Open Land	Plot No. 351	30' Road	Plot No. 349
5	356	201	Open Land	Plot No. 357	30' Road	Plot No. 355
6	316	359	30' Road	Plot No. 317	30' Road	Nala
7	367	284	Plot No. 368	Open Land	30' Road	Plot No. 366

FOR MEHTA & MODI HOMES


 Partner

1వ పుస్తకం 2013 సం॥ పు దస్తావేజ్ నెం 6867/2013
గస్తావేజుల మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితము వరుస సంఖ్య 5

సబ్ - రిజిస్ట్రారు
ఉప్పల్

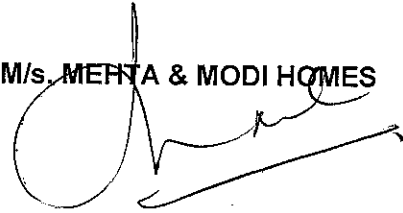


S No.	Plot No.	Extend of Land	North	East	West	South
8	317	337	30' Road	30' Road	Plot No. 316	Nala
9	314	174	Plot No. 313	Park	30' Road	Plot No. 315
10	315	174	Plot No. 314	Park	30' Road	30' Road
11	385	174	Plot No. 384	Plot No. 391	30' Road	Plot No. 386
12	386	174	Plot No. 385	Plot No. 392	30' Road	Plot No. 387
13	396	274	Plot No. 395	Open Land	30' Road	Plot No. 397
14	397	294	Plot No. 396	Open Land	30' Road	Plot No. 398
15	399	269	Plot No. 398	Open Land	30' Road	Plot No. 399A

Place: Hyderabad

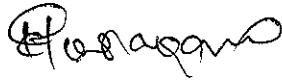
Date: 29.05.2013

For M/s. MEHTA & MODI HOMES



Managing Partner

WITNESSES:

1. 

2. 

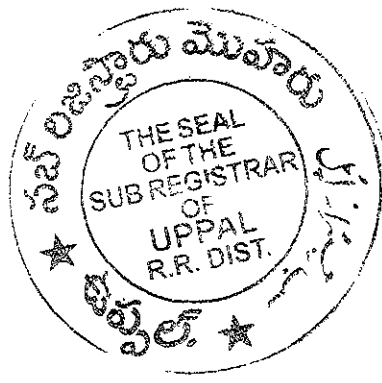
1వ ప్రస్తావనం 2013 నం॥ పు దస్తావేజ్ నెం... (6867) 2013

దస్తావేజుల మొత్తము కారితముల సంఖ్య 9

ఈ కారితము పరుస సంఖ్య 6

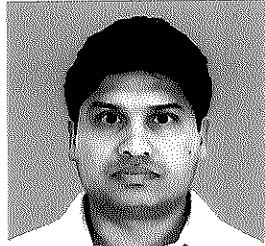
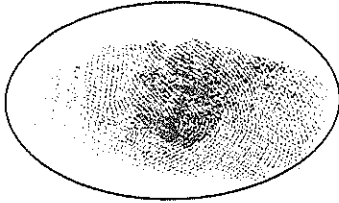
సబ్ - రిజిస్ట్రారు

ఉప్పల్



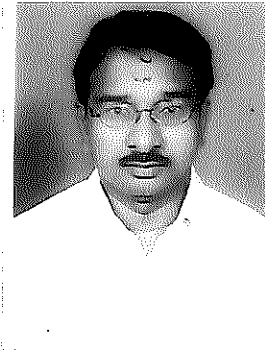
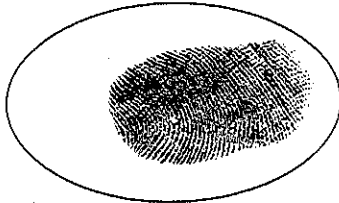
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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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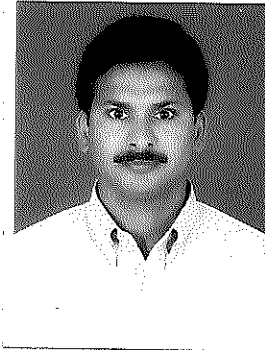
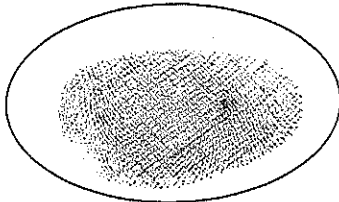
DEPOSITOR:

M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REPRESENTED BY ITS PARTNERS
MR. SOHAM MODI
S/O. MR. SATISH MODI
Aged 43 yrs.



WITNESS:

1. MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4, III FLOOR
SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003.



WITNESS:

2. MR. CH. VENKATA RAMANA REDDY
S/O. LATE ANJI REDDY
R/O. H. NO: - 11-187/2
ROAD NO. 2, GREENHILLS COLONY
SAROORNAGAR
HYDERABAD

SIGNATURE OF WITNESSES:

- 1.
- 2.

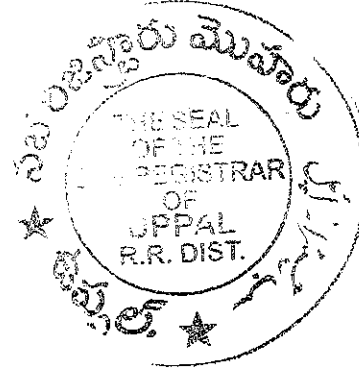
FOR MEHTA & MODI HOMES

Partner


SIGNATURE OF THE EXECUTANTS

1వ పుస్తకం 2013 నంబర్ 9
దస్తావేజాల మొత్తము తాగితముల సంఖ్య 6867/2013
ఈ తాగితము వరుస సంఖ్య 7

సబ్ రిజిస్ట్రారు
ఉప్పల్



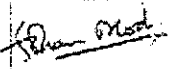
स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H



नाम /NAME
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1969

हस्ताक्षर /SIGNATURE



मुख्य आयकर अधिकारी
 Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
 INCOME TAX DEPARTMENT


भारत सरकार
 GOVT. OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI

15/01/1974
 Permanent Account Number
AWSP8104E



10062008


Signature



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

V RAMANA REDDY CHEERUKA
 ANJI REDDY CHEERUKA

05/03/1972
 Permanent Account Number
AHNPC8363Q



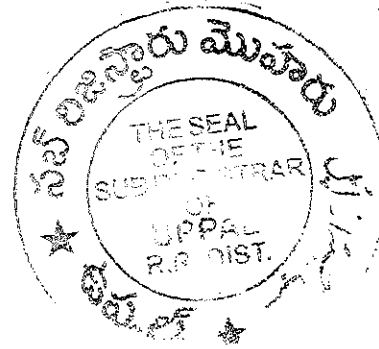
Signature


1వ పుస్తకం 2013 నం: పు దస్తావేజ్ నెం. 6867/2013

సాక్షాత్ పాఠశాల మొత్తము కారితముల సంఖ్య 9

ఈ కారితము వరుస సంఖ్య 8

సబ్ - రిజిస్ట్రారు
ఉప్పల్


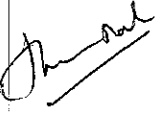



Photographs and FingerPrints As per Section 32A of Registration Act 1908

RegNo/Year: 6995/2013 of SRO:1507 Report Date: 29-MAY-13 01:43 PM

This report prints Photos and FPs of all parties

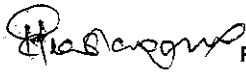
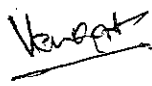
Execution admitted by (Details of all executants/Claimants of sec 32a):

SI No	Code	Thumb Impression	Signature	Photo	Address
1	MR				REP. BY SOHAM MODI (M.PARTNER) 5-4-187/3,4,SOHAM MANSION, SEC.BAD

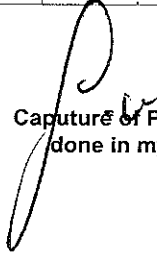
Identified by

Witness 1

Witness 2

Photos and TIs
captured by me


Capture of Photos and TIs
done in my presence

1వ పుస్తకం 2013 నం: పు దస్తావేజ్ నెం. 6867/2013
దస్తావేజాల మొత్తము ఆగీతముల సంఖ్య 7
ఈ ఆగీతము వదుల సంఖ్య

సబ్-రిజిస్ట్రారు
ఉప్పల్

