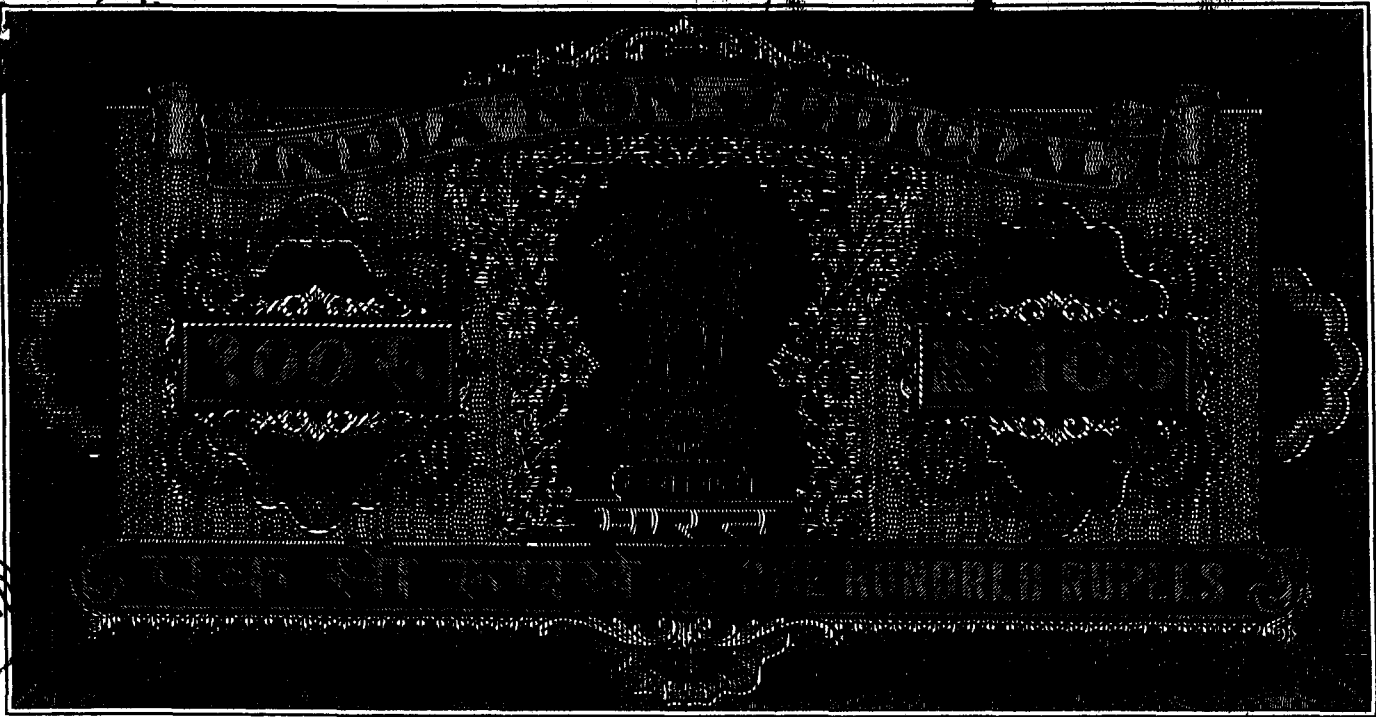


9. 9583

951564

Acu 9257
100Rs.



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03AA 129677

Rs. 4,999 Date 10/09/2019
Sold to Mehta and Modi Homes
S/o
For Whom Self

L. Chellam
LEELA G. CHIMALGI
STAMP VENDOR
L No: 13/973-4/1/2003
5-4-76/A (Rajinij, Ramigunj)
SECUNDERABAD - 500 003

AGREEMENT & DEED OF MORTGAGE

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

This deed of simple mortgage executed on this day 9th Day of September two thousand and Four year between M/s. MEHTA & MODI HOMES, having its registered office 5-4-187/3 & 4, III Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented its Managing Partner Mr. Soham Modi, Son of Shri Satish Modi, aged about 34 years, Occupation: Business, resident of Plot No.280, Road No.25, Jubilee Hills, Hyderabad -500 034 (hereinafter called the Mortgagor which expression shall unless excluded by or is repugnant to the subject or context, include his heirs executors administrators and assigns) in favour of HUDA called "THE MORTGAGEE" which expression shall unless excluded by or is repugnant to subject or context, include his successors in office and assign.

For Mehta and Modi Homes

[Signature]
Partner

[Signature]

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

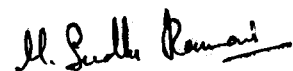
And whereas the Mortgagor applied for permission under section 13 & 14 of APUA (D) Act, 1975 to make a layout and form a new private street or road and building plots for residential purposes and in the land bearing Sy.No. 35, 36(P), 37(P), 38(P) and 39(P) situated Cherlapally Village, Ghatkesar Mandal,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

And whereas the mortgagee having accepted the same as sanctioned the layout plan in File No. 2755/MP2/HUDA/2004 subject to the following conditions that the following works as per specifications appended will be completed by the Mortgagor within One year from the date of release of approved layout.

1. B.T. over water bound Macadam roads and
2. With water drain culverts wherever necessary.
3. Layout of under ground sewers along the roads of the layout and also construction of Septic tank as per ISI standards.
4. Providing water supply lines along with layout roads and also construction of overhead tank wherever necessary.
5. Providing Electrical lines along the layout roads including street lights fresh underground cables;

For Mehta and Modi Homes


Partner

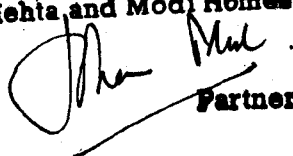


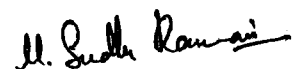
6. Providing avenue plantations along the layout roads with structural trees to be one Pattern for each road and also in the areas earmarked for open spaces.
7. Open spaces must be developed as a part with ornamental plants, water harvesting structure and a compound wall with ornamental grills.
8. Wherever 100 ft., roads and above exist (proposed as well) a Service road of 9 M and 3 M of Green buffer strips must be given.
9. No apartment permission will be given in a layout for independent residential houses.
10. The area for flats / apartments must be clearly specified and open spaces and other amenities have to be calculated in that pro-rata basis.
11. The mortgagor shall separately convey the area under roads with the amenities mentioned in para supra and the sites reserved for parks and play grounds (open spaces) etc., in the layout area to the Local Authority free of encumbrance at his cost / as per rules.
12. The Mortgagor does also hereby agree to pay the Government Revenue, Municipal Taxes over the said property if any, till the redemption of the property as the same vests automatically in favour of HUDA.

NOW THIS DEED OF MORTGAGE WITNESSETH AS FOLLOWS:

- I. In Pursuance of the rules relating to the approval of layout (hereafter referred to as the said rules) the Mortgagor shall always duly observe and perform all the terms and conditions of the said rules and in order to secure the performance of the engagements hereby mortgages the scheduled land to the mortgagee.

For Mehta and Modi Homes

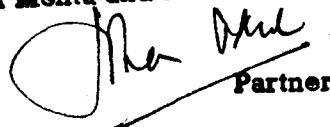

Partner

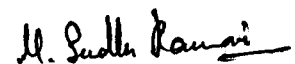


- II. If the Mortgagor completes the works as stated in para supra to the satisfaction of the H.U.D.A., within the agreed period of One years from the date of release of approved layout, the Mortgagee shall at the cost of Mortgagor be entitled to retransfer of the said plots or land at his expenses to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

The terms and conditions of this deed are binding and shall continue to be binding on the mortgagor, his heirs, successors in interest, right as well as a title and ownership and none of them shall entitled to question the correctness or the genuineness of the terms and conditions of this deed any where at any time in any court.

For Mehta and Modi Homes


Partner



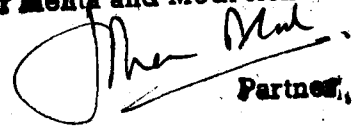
SCHEDULE OF THE PROPERTY

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

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

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

For Mehta and Modi Homes

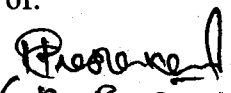


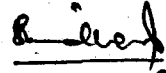
Partner,

Signature of the Mortgagor

M. Sudhakar Rao

In the presence of:

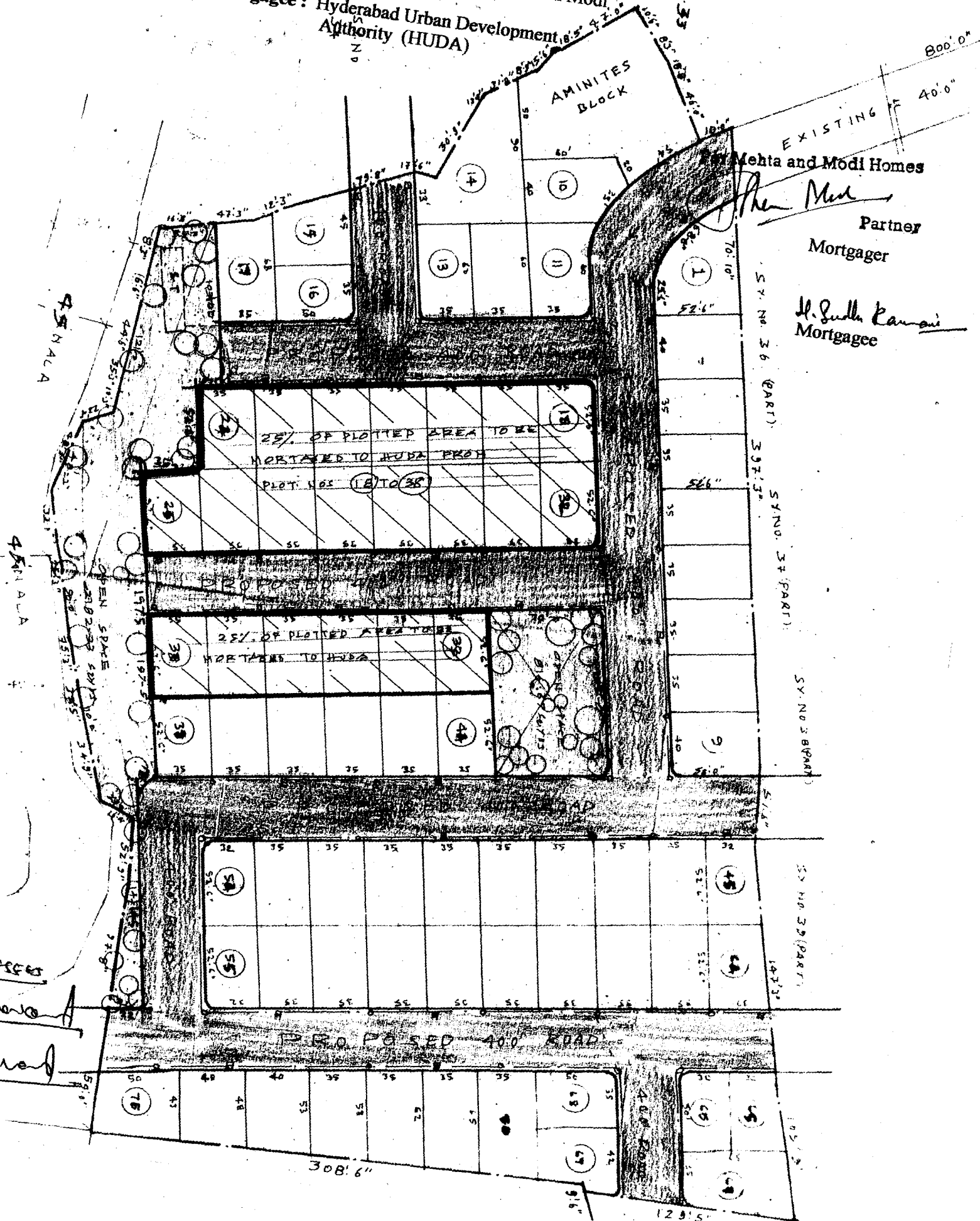
1) Witness 
Address: (K. P. Reddy)
Occupation: S-U-18/13 & 14, M.G. Road
SEC 3AD.

2) Witness 
Address: (Sridhar)
Occupation: 2-2-64/10/24
Anaparthi, Hyd

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

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

Mortgagee : Hyderabad Urban Development Authority (HUDA)

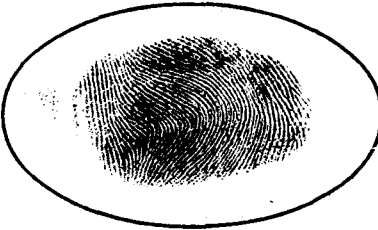
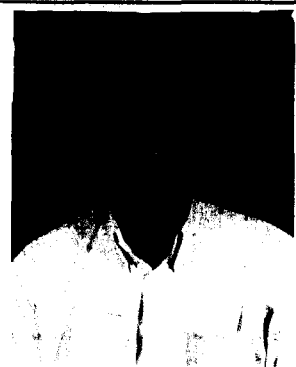
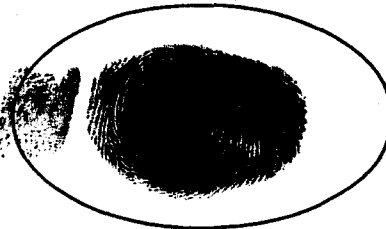

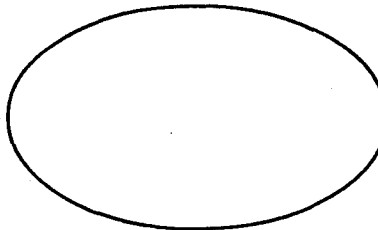
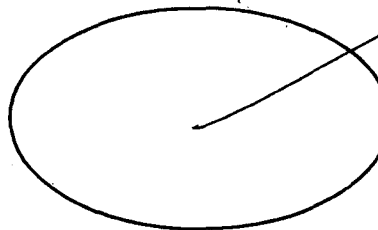


Shri. Mehta
Partner
Mortgager

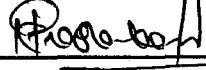
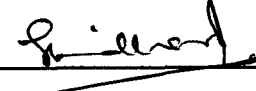
H. Suddha Kamani
Mortgagee

WITNESSES
① *Prasanna*
② *Ramesh*

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

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			M/s. MEHTA & MODI HOMES, having its (or) S-4-187/3 & 4, 1 st floor, m.G. Road, Sec'Bad, Rep by its Partner Mr. Soham Modi
			M/s. HYDERABAD URBAN DEVELOPMENT AUTHORITY (HUDA), having its (or) 1-8-323, Paigah Plaza, Police Lines, Sec'Bad - 03. Rep by its A.P.O. Mrs. M. Sudha Ramani Sagar W/o. P. Prabhakar RAO.
		PASSPORT SIZE PHOTO BLACK & WHITE	
		PASSPORT SIZE PHOTO BLACK & WHITE	

SIGNATURE OF WITNESSES :

1. 
2. 

For Mehta and Modi Homes

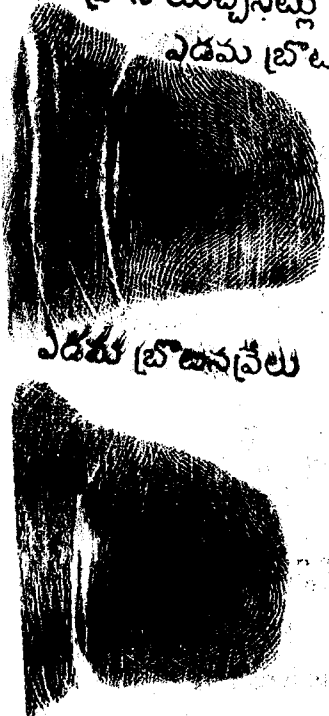

Partner
SIGNATURE OF THE EXECUTANT'S



200 4 వ సరి... తది
 192 6 వ.శ.శా... తది
 పగలు... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

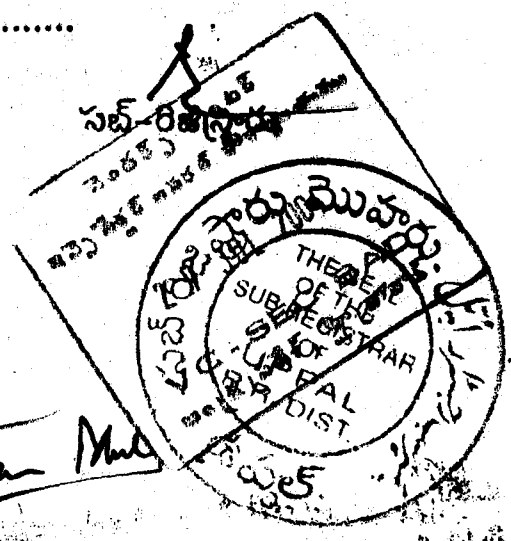
శ్రీ **Soham Modi**
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ॥ 7935/- చెల్లించినారు.
 Receipt No. 464223 Dt. 9/9/2004 vide
 SBH, Habsiguda Branch, Sec'bad.

వ్రాసే యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రావనవేలు



ఎడమ బ్రావనవేలు
 నిరూపించినది.

1 వ పుస్తకము 95/1/2004
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 9 ఈ కాగితపు వరుస
 సంఖ్య 1



Soham Modi
Soham Modi

Soham modi S/o. Satish modi - R/o.
 Plat No. 280, Road No. 25, Jubilee Hills, Hyd.
 U. Sudha Ramani

Mrs. M. Sudha Ramani Segar, W/o. P. Prabhakar
 Rao. occ: Hindu Employee-A.P.O. Rep. by ATUDA
 Having hp (0) 1-8-323, Paiga Plaza,
 Police Lines, Sec'bad.

① Prabhakar

(P. Prabhakar Reddy S/o. Padma Reddy
 occ: Emplony. hp 5-4-187 / 1 & 4, M.G. Road,
 SEC-BAD

② Ramesh

Godhar S/o. Rameshchandra occ: Employee
 2-3-6/10/24, Amberpet, Hyd

2004 వ.సం॥... తది
 1926 వ.శ.శా... తది
Soham Modi

1 వ పుస్తకము 9515/2004 నంబరు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 7 ఈ కాగితపు వరుస
సంఖ్య 2

సబ్-రెజిస్ట్రారు

Endorsement under Section 42 of Act No. 19 of 1989
No. 9515 of 2004 Date 9/9/2004

I hereby certify that the proper deficit
stamp duty of Rs. 47595/- Rupees. *Forty seven thousand
five hundred ninety five only.*

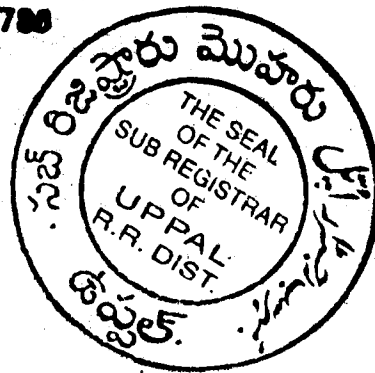
has been levied in respect of this instrument
from Sri. *Soham Modi*
on the basis of the agreed Market Value
consideration of Rs. 1586500/- being
Higher than the consideration agreed Market
Value.

S.R.O. Uppal *Sub Registrar*
Dated: 9/9/2004 and Collector U/S. 41 & 42
INDIAN STAMP ACT


Registration Endorsement

An amount of Rs. 47595/- Towards Stamp Duty
including Transfer duty and Rs. 7935/-
towards Registration Fee was paid by the party
through Challan Receipt Number 464223
Dated 9/9/2004 at SBH Habsiguda Branch. Sec'bad


S.B.H. Habsiguda
A/c No. 01000050788
of S.R.O. Uppal.

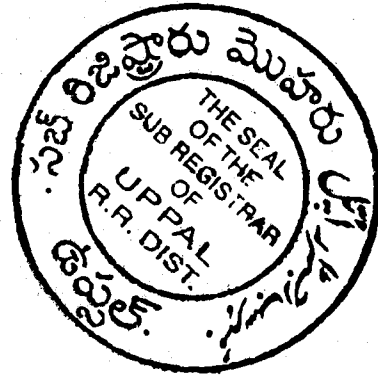


1వ పుస్తకము 9515/సం||
 దస్తావేజాల మొత్తం కాగితము
 సంఖ్య... 7... ఈ కాగితపు వరుస
 సంఖ్య... 3.....


 సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం|| (కా.4) పు... 9515/సం||
 నింబరుగా రిజిస్ట్రారు చేయబడి స్వానింగు నిమిత్తం
 గుర్తింపు నింబరు... 9515... 1-2004 వ్యవహారమున
 2004 సం|| ఫిబ్రవరి 9... తది


 రిజిస్ట్రారు ఆఫీసు

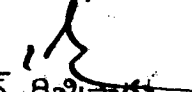


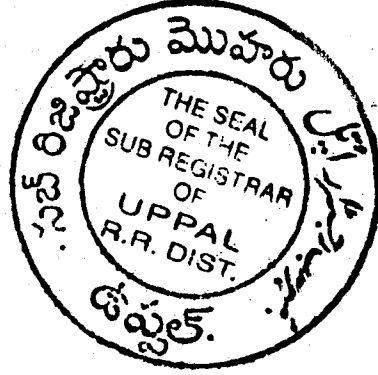
1 వ పుస్తకము 9515 నంబరు

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....7.....ఈ కాగితపు వరుస

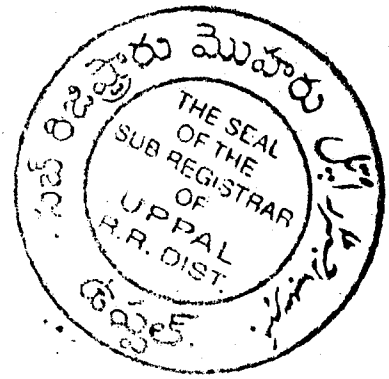
సంఖ్య.....4.....


సబ్-రిజిస్ట్రారు



1 వ పుస్తకము 95!5...నంబా
దస్తావేజాల మొత్తం కాగితము
సంఖ్య...7...ఈ కాగితపు వరుస
సంఖ్య...5.....

సబ్-రిజిస్ట్రారు



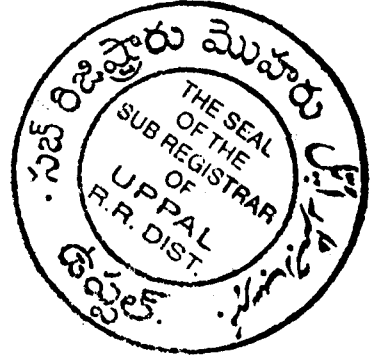
1 వ పుస్తకము. 95! 5/12/21

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....7.... ఈ కాగితపు వరుస

సంఖ్య.....6.....

[Handwritten Signature]
సబ్-రజిస్ట్రారు



1 వ పుస్తకము... 9515... సంఖ్య

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య..... 7 ఈ కాగితపు వరుస

సంఖ్య..... 7


సబ్ రిజిస్ట్రార్

