

INDEMNITY BOND

This indemnity bond is executed on the 19th day of July 2021 at Secunderabad by:

We Mahesh K. Desai HUF having its office at 4-3-129, Hills Street, Ranigunj, Secunderabad – 500 003 represented by its Karta Shri. Mahesh K. Desai, S/o. Late. Shri. Kantilal B. Desai, Occupation: Business, resident of H. No. 1-11-222/3/1, Gurumurthy Lane, Begumpet, Hyderabad – 500 016 do hereafter called the First Party which term shall include his legal heirs/successors etc.,

A N D

The **GREATER SECUNDERABAD MUNICIPAL CORPORATION**, hereafter referred to as the Second Party.

Whereas the First Party applied before the Second Party in connection with Mutation in respect of Premises No.5-4-187/5/18 (PTIN: 118 050 2935) Second Floor, S. M. Modi Commercial Complex, situated at Karbala Maidan, M. G. Road, Secunderabad – 500 003. The property which is admeasuring 1,000 Sft with an undivided share of land 31.65 Sq. yds is not a Government land nor it is included in this open spaces/parks of the GHMC.

As per the Greater Secunderabad Municipal Corporation records the existing premises No. 5-4-187/5/18 stands in the name of Jayantilal M. Kadakia.. The property was acquired from Late. Shri. Satish Modi. The Sale Deed which were executed by Late. Shri. Satish Modi S/o. Late. Shri. Manilal C. Modi in favour of the First Party against the premises No. 5-4-187/5/18 to mutate the property in the records.

1. Originally Shri. Pravin Chandra Modi had purchased the land admeasuring 1980 Sq.yds at Karbala Maidan, M. G. Road, Secunderabad vide sale deed No.1686 dated 28.05.1965 registered at SRO, Hyderabad.(Copy enclosed-1)
2. Subsequent to purchase of the said land Shri. Pravinchandra Modi entered into partnership (Copy enclosed-2) dated 27.03.1980 with Shri. Satish Modi under the name and style of S. M. Modi Commercial Complex and constructed commercial complex viz., S. M. Modi Commercial Complex with municipal no. 5-4-187/5 situated at Karbala Maidan, M. G. Road, Secunderabad. They have obtained building permission from Municipal Corporation of Hyderabad vide permit No. 94/20/E of 1979 in the file No. 17377/B3/78 dated 08.02.1979 to construct Ground + three upper floors. The total built up area of the complex is 21,717.50 Sft.
3. The partnership was dissolved on 31.12.1983 (copy enclosed -3) and Shri. Satish Modi became the sole proprietor of the complex. The building consists Ground+ 3 (three) upper floors. Ground Floor consists all shops and first, second and third floors consists office space.
4. Shri. Satish Modi sold the office space to different people under various sale deeds. Shri. Satish Modi sold the office space admeasuring 1,000 Sft on second floor with an undivided share of land 31.65 Sq. yds to Shri. Mahesh K. Desai HUF vide sale deed No.569/98 dated 28.07.1998 registered at SRO, Kavadiiguda, Secunderabad.
5. Copy of the sale deed with Encumbrance Certificate are enclosed.

Based on the above recitals the First Party is the absolute Owner of the above said portion in the complex on second floor.

Accordingly the First Party agrees too indemnity the Second Party from all the cost and consequences arising out of such assessment/mutation/splitation for the premises 5-4-187/5/18, situated Second Floor, S. M. Modi Commercial Complex, at Karbala Maidan, M. G. Road, Secunderabad – 500 003. In case any dispute/litigation/court arises out of the granting of such assessment/mutation /splitation at a later date the First Party shall be held solely responsible and the Second Party shall not a party to it.

The First Party also undertakes that the property under reference is a private property and not a Government Land/Parks/Encroachment in the Government land, not falling under water body or lake area. The First Party also undertakes to pay the property tax promptly, otherwise action will be taken as per the HMC Act 1955. The Second Party is at liberty to cancel/revoke the assessment/mutation/splitation without issuing any notice, if found to be done wrongly at a later date.

Hence this Indemnity bond.

Date:19.07.2021.

EXECUTANT

INDEMNITY BOND

This indemnity bond is executed on the 19th day of July 2021 at Secunderabad by:

We Valmick K. Desai HUF having its office at 5-1-513, Hills Street, Ranigunj, Secunderabad – 500 003 represented by its Karta Shri. Valmick K. Desai, S/o. Late. Kantilal B. Desai, Occupation: Business, resident of 1-10-38/3/1, First Floor, Prakash Nagar, Begumpet, Hyderabad – 500 016 do hereafter called the First Party which term shall include his legal heirs/successors etc.,

A N D

The **GREATER SECUNDERABAD MUNICIPAL CORPORATION**, hereafter referred to as the Second Party.

Whereas the First Party applied before the Second Party in connection with Mutation in respect of Premises No.5-4-187/5/18 (PTIN: 118 050 2935) Second Floor, S. M. Modi Commercial Complex, situated at Karbala Maidan, M. G. Road, Secunderabad – 500 003. The property which is admeasuring 1,000 Sft with an undivided share of land 31.65 Sq. yds is not a Government land nor it is included in this open spaces/parks of the GHMC.

As per the Greater Secunderabad Municipal Corporation records the existing premises No. 5-4-187/5/18 stands in the name of Jayantilal M. Kadakia.. The property was acquired from Late. Shri. Satish Modi. The Sale Deed which were executed by Late. Shri. Satish Modi S/o. Late. Shri. Manilal C. Modi in favour of the First Party against the premises No. 5-4-187/5/18 to mutate the property in the records.

1. Originally Shri. Pravin Chandra Modi had purchased the land admeasuring 1980 Sq.yds at Karbala Maidan, M. G. Road, Secunderabad vide sale deed No.1686 dated 28.05.1965 registered at SRO, Hyderabad.(Copy enclosed-1)
2. Subsequent to purchase of the said land Shri. Pravinchandra Modi entered into partnership (Copy enclosed-2) dated 27.03.1980 with Shri. Satish Modi under the name and style of S. M. Modi Commercial Complex and constructed commercial complex viz., S. M. Modi Commercial Complex with municipal no. 5-4-187/5 situated at Karbala Maidan, M. G. Road, Secunderabad. They have obtained building permission from Municipal Corporation of Hyderabad vide permit No. 94/20/E of 1979 in the file No. 17377/B3/78 dated 08.02.1979 to construct Ground + three upper floors. The total built up area of the complex is 21,717.50 Sft.
3. The partnership was dissolved on 31.12.1983 (copy enclosed -3) and Shri. Satish Modi became the sole proprietor of the complex. The building consists Ground+ 3 (three) upper floors. Ground Floor consists all shops and first, second and third floors consists office space.
4. Shri. Satish Modi sold the office space to different people under various sale deeds. Shri. Satish Modi sold the office space admeasuring 1,000 Sft on Second Floor with an undivided share of land 31.65 Sq. yrds to Shri. Valmick K. Desai HUF vide sale deed No.572/98 dated 28.07.1998 registered at SRO, Kavadiguda, Secunderabad.
5. Copy of the sale deed with Encumbrance Certificate are enclosed.

Based on the above recitals the First Party is the absolute Owner of the above said portion in the complex on second floor.

Accordingly the First Party agrees too indemnity the Second Party from all the cost and consequences arising out of such assessment/mutation/splitation for the premises 5-4-187/5/18, situated Second Floor, S. M. Modi Commercial Complex, at Karbala Maidan, M. G. Road, Secunderabad – 500 003. In case any dispute/litigation/court arises out of the granting of such assessment/mutation /splitation at a later date the First Party shall be held solely responsible and the Second Party shall not a party to it.

The First Party also undertakes that the property under reference is a private property and not a Government Land/Parks/Encroachment in the Government land, not falling under water body or lake area. The First Party also undertakes to pay the property tax promptly, otherwise action will be taken as per the HMC Act 1955. The Second Party is at liberty to cancel/revoke the assessment/mutation/splitation without issuing any notice, if found to be done wrongly at a later date.

Hence this Indemnity bond.

Date:19.07.2021.

EXECUTANT

INDEMNITY BOND

This indemnity bond is executed on the 19th day of July 2021 at Secunderabad by:

We Vinod. Desai HUF having its office at 5-1-513, Hills Street, Ranigunj, Secunderabad – 500 003 represented by its Karta Shri. Vinod K. Desai S/o. Late. Shri. Kantilal B. Desai, Occupation: Business, resident of 1-10-38/3/1, Ground Floor, Prakash Nagar, Begumpet, Hyderabad – 500 016 do hereafter called the First Party which term shall include his legal heirs/successors etc.,

A N D

The **GREATER SECUNDERABAD MUNICIPAL CORPORATION**, hereafter referred to as the Second Party.

Whereas the First Party applied before the Second Party in connection with Mutation in respect of Premises No.5-4-187/5/19 (PTIN: 118 050 2987) Third Floor, S. M. Modi Commercial Complex, situated at Karbala Maidan, M. G. Road, Secunderabad – 500 003. The property which is admeasuring 1,000 Sft with an undivided share of land 31.65 Sq. yds is not a Government land nor it is included in this open spaces/parks of the GHMC.

As per the Greater Secunderabad Municipal Corporation records the existing premises No. 5-4-187/5/19 stands in the name of Mahesh K. Desai & Other.. The property was acquired from Late. Shri. Satish Modi. The Sale Deed which were executed by Late. Shri. Satish Modi S/o. Late. Shri. Manilal C. Modi in favour of the First Party against the premises No. 5-4-187/5/19 to mutate the property in the records.

1. Originally Shri. Pravin Chandra Modi had purchased the land admeasuring 1980 Sq.yds at Karbala Maidan, M. G. Road, Secunderabad vide sale deed No.1686 dated 28.05.1965 registered at SRO, Hyderabad.(Copy enclosed-1)
2. Subsequent to purchase of the said land Shri. Pravinchandra Modi entered into partnership (Copy enclosed-2) dated 27.03.1980 with Shri. Satish Modi under the name and style of S. M. Modi Commercial Complex and constructed commercial complex viz., S. M. Modi Commercial Complex with municipal no. 5-4-187/5 situated at Karbala Maidan, M. G. Road, Secunderabad. They have obtained building permission from Municipal Corporation of Hyderabad vide permit No. 94/20/E of 1979 in the file No. 17377/B3/78 dated 08.02.1979 to construct Ground + three upper floors. The total built up area of the complex is 21,717.50 Sft.
3. The partnership was dissolved on 31.12.1983 (copy enclosed -3) and Shri. Satish Modi became the sole proprietor of the complex. The building consists Ground+ 3 (three) upper floors. Ground Floor consists all shops and first, second and third floors consists office space.
4. Shri. Satish Modi sold the office space to different people under various sale deeds. Shri. Satish Modi sold the office space admeasuring 1,000 Sft with an undivided share of land 31.65 Sq. yds to Shri. Vinod K. Desai HUF vide sale deed No. 1814/98 dated 29.07.1998 registered at SRO, Kavadiguda, Secunderabad.
5. Copy of the sale deed with Encumbrance Certificate are enclosed.

Based on the above recitals the First Party is the absolute Owner of the above said portion in the complex on third floor.

Accordingly the First Party agrees too indemnity the Second Party from all the cost and consequences arising out of such assessment/mutation/splitation for the premises 5-4-187/5/19, situated Third Floor, S. M. Modi Commercial Complex, at Karbala Maidan, M. G. Road, Secunderabad – 500 003. In case any dispute/litigation/court arises out of the granting of such assessment/mutation /splitation at a later date the First Party shall be held solely responsible and the Second Party shall not a party to it.

The First Party also undertakes that the property under reference is a private property and not a Government Land/Parks/Encroachment in the Government land, not falling under water body or lake area. The First Party also undertakes to pay the property tax promptly, otherwise action will be taken as per the HMC Act 1955. The Second Party is at liberty to cancel/revoke the assessment/mutation/splitation without issuing any notice, if found to be done wrongly at a later date.

Hence this Indemnity bond.

Date:19.07.2021.

EXECUTANT

INDEMNITY BOND

This indemnity bond is executed on the 19th day of July 2021 at Secunderabad by:

We Subodh Desai HUF having its office at 5-1-513, Hills Street, Ranigunj, Secunderabad – 500 003 represented by its Karta Shri. Subodh K. Desai S/o. Late. Shri. Kantilal B. Desai, Occupation: Business, resident of 5-8-40/46, Plot No. 46, Bhanu Enclave, Phase-I, Yapral, Hyderabad – 500087 do hereafter called the First Party which term shall include his legal heirs/successors etc.,

A N D

The **GREATER SECUNDERABAD MUNICIPAL CORPORATION**, hereafter referred to as the Second Party.

Whereas the First Party applied before the Second Party in connection with Mutation in respect of Premises No.5-4-187/5/19 (PTIN: 118 050 2987) Third Floor, S. M. Modi Commercial Complex, situated at Karbala Maidan, M. G. Road, Secunderabad – 500 003. The property which is admeasuring 1,000 Sft with an undivided share of land 31.65 Sq. yds is not a Government land nor it is included in this open spaces/parks of the GHMC.

As per the Greater Secunderabad Municipal Corporation records the existing premises No. 5-4-187/5/19 stands in the name of Mahesh K. Desai & Other.. The property was acquired from Late. Shri. Satish Modi. The Sale Deed which were executed by Late. Shri. Satish Modi S/o. Late. Shri. Manilal C. Modi in favour of the First Party against the premises No. 5-4-187/5/19 to mutate the property in the records.

1. Originally Shri. Pravin Chandra Modi had purchased the land admeasuring 1980 Sq.yds at Karbala Maidan, M. G. Road, Secunderabad vide sale deed No.1686 dated 28.05.1965 registered at SRO, Hyderabad.(Copy enclosed-1)
2. Subsequent to purchase of the said land Shri. Pravinchandra Modi entered into partnership (Copy enclosed-2) dated 27.03.1980 with Shri. Satish Modi under the name and style of S. M. Modi Commercial Complex and constructed commercial complex viz., S. M. Modi Commercial Complex with municipal no. 5-4-187/5 situated at Karbala Maidan, M. G. Road, Secunderabad. They have obtained building permission from Municipal Corporation of Hyderabad vide permit No. 94/20/E of 1979 in the file No. 17377/B3/78 dated 08.02.1979 to construct Ground + three upper floors. The total built up area of the complex is 21,717.50 Sft.
3. The partnership was dissolved on 31.12.1983 (copy enclosed -3) and Shri. Satish Modi became the sole proprietor of the complex. The building consists Ground+ 3 (three) upper floors. Ground Floor consists all shops and first, second and third floors consists office space.
4. Shri. Satish Modi sold the office space to different people under various sale deeds. Shri. Satish Modi sold the office space admeasuring 1,000 Sft with an undivided share of land 31.65 Sq. yds to Shri. Subodh K. Desai HUF vide sale deed No. 1813/98 dated 29.07.1998 registered at SRO, Kavadiguda, Secunderabad.
5. Copy of the sale deed with Encumbrance Certificate are enclosed.

Based on the above recitals the First Party is the absolute Owner of the above said portion in the complex on third floor.

Accordingly the First Party agrees too indemnity the Second Party from all the cost and consequences arising out of such assessment/mutation/splitation for the premises 5-4-187/5/19, situated Third Floor, S. M. Modi Commercial Complex, at Karbala Maidan, M. G. Road, Secunderabad – 500 003. In case any dispute/litigation/court arises out of the granting of such assessment/mutation /splitation at a later date the First Party shall be held solely responsible and the Second Party shall not a party to it.

The First Party also undertakes that the property under reference is a private property and not a Government Land/Parks/Encroachment in the Government land, not falling under water body or lake area. The First Party also undertakes to pay the property tax promptly, otherwise action will be taken as per the HMC Act 1955. The Second Party is at liberty to cancel/revoke the assessment/mutation/splitation without issuing any notice, if found to be done wrongly at a later date.

Hence this Indemnity bond.

Date:19.07.2021.

EXECUTANT