Office of the Vice Chairman,

VISAKHAPATNAM-KAKINADA PETROLEUM, CHEMICAL & PETRO-CHEMICAL INVESTMENT REGION SPECIAL DEVELOPMENT AUTHORITY

3rd Floor, Udyog Bhavan Complex, Sripuram Junction, Visakhapatnam – 530 003.

To

The Panchayat Secretary,
P. Bonangi (V),
Parawada (M),
Visakhapsatnam District.

Rc.No.4426/L6/09 dated 27-9-2010

Sir,


Ref:- 1) Application dated 21-7-2009 of M/s. Lakshminivas Infra Projects, forwarded by Panchayat Secretary, P. Bonangi (V) Parawada (M).
5) This office even No.4426/L6/2009, dated 29-12-2009.
7) Letter dated 22-7-2010 of M/s. Lakshminivas Infra Projects.

The Panchayat Secretary, P. Bonangi (V), Parawada (M) Visakhapatnam District has forwarded the proposals for approval of layout to an extent of Acs.10.11 Cts in S.No.430/3 to 14, 16, 17 & 19 to 21 of P. Bonangi (V), Parawada (M) Visakhapatnam District applied by M/s. Lakshminivas Infra Projects, Visakhapatnam in the reference 1st cited.

The plans so received have been examined in detail. The proposed site is in Agriculture land use as per sanctioned Master Plan. The applicant has approached the Hon’ble High Court and submitted the court orders stating that “There shall be interim direction to the first respondent to release the approved final layout in respect of the land admeasuring Acs.10.11 cts in S.No.430/3 to 14, 16, 17 & 19 to 21 of P. Bonangi (V), Parawada (M). Visakhapatnam District, with regard to the production of “No Objection Certificate” from the Revenue Divisional Officer subject to the petitioner giving an undertaking that he would pay the required fee in the event of his failing in the writ petition.”

The layout is under VK PCPIR SDA, for which letter addressed to the Zonal Manager, APIIC, Visakhapatnam for "No objection certificate" and obtained the clearance. Accordingly, the applicant has submitted the layout plan duly demarcating the layout pattern on ground by cutting trenches along the roads and requested for release of approved layout plan.

The applicant has executed the deed of mortgage for 5% plotted area, from plot Nos. 275 to 280 (Total 6 plots) for an extent of Acs.0.30 Cts in S.No. 430/3 to 14, 16, 17 & 19 to 21 of P. Bonangi (V), Parawada (M) Visakhapatnam District and got the same registered by Registration Department Lankelapalem, vide document No.2446 & 2565. dated 9-9-2010. The applicant has also executed the Indemnity Bond on Rs.100/-, Nor Judicial stamp paper. The applicant has also submitted the Photographs of Mortgaged plots which are fenced with barbed wire and also erected display Boards showing the details of plots Mortgaged to VK PCPIR SDA.

The proposed housing layout to an extent Acs. 10.11 cts and the land use analysis are specified below.

<table>
<thead>
<tr>
<th>Plotted area</th>
<th>Ac. 5.53 cts</th>
<th>54.70%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial facilities area</td>
<td>Ac. 0.51 cts</td>
<td>05.04%</td>
</tr>
<tr>
<td>Roads area</td>
<td>Ac. 3.04 cts</td>
<td>30.07%</td>
</tr>
<tr>
<td>Open space</td>
<td>Ac. 1.03 cts</td>
<td>10.19%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>Ac 10.11 cts</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>S.No. Category</th>
<th>Size of Plot</th>
<th>No. of Plots / Units / Houses</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Type - I</td>
<td>45' x 64'</td>
<td>20</td>
</tr>
<tr>
<td>2. Type - II</td>
<td>45' x 50'</td>
<td>15</td>
</tr>
<tr>
<td>3. Type - III</td>
<td>36' x 60'</td>
<td>8</td>
</tr>
<tr>
<td>4. Type - IV</td>
<td>36' x 53'</td>
<td>5</td>
</tr>
<tr>
<td>5. Type - V</td>
<td>31' x 62'</td>
<td>7</td>
</tr>
<tr>
<td>6. Type - VI</td>
<td>31' x 50'</td>
<td>71</td>
</tr>
</tbody>
</table>

**Total No. of Plots / Houses** 126

The matter has been examined in detail with reference to the provisions of A.P. Urban Areas (Development) Act, 1975 and also in accordance with the Statutory Master Plan/ Zonal Development plans along with the existing G.O.s and Rules and Regulations which are in force. The housing layout plan for the proposed construction of individual buildings along with Type designs ( 6 Nos. ) are hereby approved in L.P. No. 5/2010 of VK PCPIR SDA and communicated subject to the following conditions:
The applicant has to pay Agricultural Land Conversion Charges, as per Agricultural Land Conversion Act before the release of the final layout or in case the applicant fails in the main W.P., which is pending before the Hon'ble High Court, as per the orders in W.P.M.P.No.33631/2009 W.P.No.28466/2008 dated 20-12-2009.


That the layout now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976 if any.

This permission of developing the land shall not be used as proof of the title of the land.

The applicant shall solely be responsible for the development of the layout and in no way VK PCPIR SDA will take up development works.

The deed of mortgage executed by the applicant in favour of VK PCPIR SDA is purely a measure to ensure compliance of the conditions of development of infrastructure by the applicant/developer and VK PCPIR SDA is no way accountable to the plot purchaser in the event of default by the applicant/developer.

In case the applicant/developer fails to develop the layout area with the infrastructure facilities as specified by VK PCPIR SDA the area so mortgaged in favour of VK PCPIR SDA shall be forfeited and also to take criminal action against the applicant/developer as per provisions of A.P.U.A. (D) Act, 1975 of VK PCPIR SDA.

The layout development work as per the specifications enclosed.

The layout applicant is directed to complete the above developmental works within a period of three years including constructions of individual buildings as shown in the layout plan LP No 5/2010 and submit a requisition letter for releasing of mortgage plots/area, which is in the favour of Vice-Chairman, VK PCPIR SDA duly enclosing letter in regard to roads, open spaces taken over by the Panchayat Secretary, P. Bonangi (V), Parawada (M) Visakhapatnam District.

The applicant shall not be permitted to sell the plots Nos. 275 to 280 (Total 6 plots) and the Panchayat Secretary, P. Bonangi (Visakhapatnam), Parawada (M) Visakhapatnam District shall ensure that, no development like buildings authorizedly or unauthorizedly should come up in the mortgaged site.

The applicant is permitted to sell the plots, other than mortgaged plots as mentioned in item No. 2 above.
12. The Local Authority, shall not approve and release any building permission or allow any unauthorized developments in the area under Mortgage to VK PCPIR SDA in particular, and in other plots of the layout in general until and unless the applicant has completed the developmental works and then got released the mortgaged land from VK PCPIR SDA.

13. The layout applicant shall display a board at a prominent place with size 10' X 10' in the above site showing the layout pattern with permit L.P. No 5/2010 (VK PCPIR SDA), dated 9-2010, S. No. & Village, extent of layout, No., plots, percentage of open space, intended for common amenities and with full details of the layout specifications and conditions to facilitate the public in the matter.

14. The Panchayat Secretary, P. Bonangi (V), Parawada (M) Visakhapatnam District should ensure that the open spaces shall be developed by the applicant along with other developments with ornamental compound wall as per the sanctioned layout plan.

15. The Panchayat Secretary, P. Bonangi (V), Parawada (M) Visakhapatnam District shall ensure that the area covered by roads and open spaces of the layout shall be taken over from the applicant, by way of registered Gift Deed, before release of Mortgage to the applicant, after collecting the necessary charges before release of Mortgage to the applicant as per their rules in force.

16. The local Authority shall also ensure that the all the open spaces shown in the layout must be developed by the applicant with greenery along with play equipments for children and benches, before it is taken over by the Panchayat Secretary, P. Bonangi (V), Parawada (M) Visakhapatnam District.

17. Structural designs of the units to be furnished (authenticated) by qualified structural Engineer.

18. Necessary drawings of physical infrastructure facilities like water supply, drainage, sewage, electrical, rainwater harvest pit and road sections etc shall be furnished to VK PCPIR SDA before final approval of the layout.

19. Plot Nos. 207 to 213, 224 to 230, 235 to 240, 297 to 299, 307 to 315, 319 to 323 (37 Nos) are to be deleted from the proposed layout.

Two sets of layout Plans along with Type designs (6 Nos.) duly endorsed and authenticated are enclosed herewith. The Panchayat Secretary, P. Bonangi (V), Parawada (M) Visakhapatnam District is requested to release one set of plans to the applicant and direct the applicant to abide by the conditions and develop the layout strictly adhere to the plan. Any deviation in this matter will be viewed seriously and action will be taken as per the provisions of the Act.

Encl: - As above.

Copy to Mrs. Laxminivas Infra Projects, Seethammadhara, Visakhapatnam
Copy to the Sub-registrar office, Lankelapalem.
AGREEMENT AND DEED OF MORTGAGE
(Under Article 6(A)&35(b) of schedule I-A of Indian Stamp Act)

This deed of simple Mortgage is executed on this 09th day of September 2010 between M/s LAKSHMINSIVAS INFRA PROJECTS Having its office at Door No:50-102-4, Seethammadhara N.E.Layout, Visakhapatnam-13, represented by its Partner SRI.PALURI CHIDAMBARA KALI PRASAD aged 38 years, S/o P. VENKATA RAMANA, (herein after called the "MORTGAGOR" which expression shall unless excluded by or is repugnant to the subject or context shall include its heirs, assigns, successors, executors, administrators).

In favor of Vice Chairman, VUDA (VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY) Visakhapatnam, called the "MORTGAGEE" which expression shall unless excluded by or is repugnant to the subject or context shall include his successor in office and assign.
<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stamp Duty</td>
<td></td>
</tr>
<tr>
<td>Stamp Papers</td>
<td>Rs 100</td>
</tr>
<tr>
<td>Challan</td>
<td></td>
</tr>
<tr>
<td>Cash (US 41)</td>
<td>Rs 13340</td>
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<tr>
<td>Demand (US 15 Rs)</td>
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<tr>
<td>Transfer Duty</td>
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<tr>
<td>Challan</td>
<td>Rs 2240</td>
</tr>
<tr>
<td>Registration fees</td>
<td></td>
</tr>
<tr>
<td>Challan</td>
<td>Rs 100</td>
</tr>
<tr>
<td>User Charges</td>
<td></td>
</tr>
<tr>
<td>Challan</td>
<td>Rs 18</td>
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<tr>
<td>Total</td>
<td>Rs 15780</td>
</tr>
</tbody>
</table>

Endorsement:

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

- Stamp Duty: Rs 100
- Challan: Rs 13340
- Transfer Duty: Rs 2240
- User Charges: Rs 18

Total: Rs 15780

Date: 19-03-2010

ENDORSEMENT

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

- Stamp Duty: Rs 100
- Challan: Rs 13340
- Transfer Duty: Rs 2240
- User Charges: Rs 18

Total: Rs 15780

Date: 19-03-2010

The Seal of the Sub Registrar, Lankalapalem
II) And whereas the Mortgagor is the absolute and sole beneficial owner and are seized possessed of or otherwise cell and sufficiently entitled to the property fully described in the schedule and for greater delineated on the plan annexed here up to and there on shown with boundaries thereof, Plot Nos.275to280 i.e. 6Plots admeasuring Ac0.30cents 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 Survey No: 430/6,430/8,430/21 of Payakaraobonangi revenue Village, Paravada Mandal, Visakhapatnam district.

And whereas the Mortgagee having accepted the same as sanctioned the layout plan in File No.4426/L6/09,dt.08-9-2010 subject to the following conditions that the following works as per the specifications appended will be completed by the Mortgagor within One Year from the date of release of approved layout.

Now this deed of MORTGAGE witnesseth as follows:

I) In pursuance of the rules relating to as 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.

II) If the Mortgagor complete the works as stated in Para supra to the satisfaction of the VUDA., 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 its expenses to the 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 there shall be any breach by the Mortgagor of the convenient 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 Mortgagee.
CERTIFICATE UNDER SECTION 41 & 42 OF ACT OF 1891

I hereby certify that the proper / deficit stamp duty of Rs.13,349/- (Rupees thirteen thousand three hundred forty-nine only) has been paid in respect of the instrument.

On the basis of agreed Market Value / Consideration of Rs.4,10,000/- (Rupees forty-one lakh only), being higher than Consideration / agreed Market Value.

Sub-Registrar Office
LANKELAPALEM

Sub-Registrar Office
LANKELAPALEM

No. 133801 Towards Stamp Duty Under Sec 41:

In I.S. Act, Rs................ Towards Transfer duty
2250.00

On Rs................ Towards Registration Fee for the Changeable
value of Rs.4,10,000 were paid by the party

Through State Bank of India Receipt No................

Dated 9-9-09 at Agaram\" Branch

Sub-Registrar LANKELAPALEM

Date: 2010-03-31

Seal of the
Superintendent of
Registration
LANKELAPALEM
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 Mortgagee in any court of law.

b. If additional amounts for execution of the said works over and above the sale proceeds referred in the above Para it shall be realized from the "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 Mortgagee will be under the first charge towards the said excess amount spent by the VUDA.

In terms and conditions of this deed are binding and shall continue to be binding on the Mortgagor, its heirs, successors, in interest, right as well as 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.

THE SCHEDULE

The Plot of site is **Plot Nos.275 to 280** (Total 6 plots) admeasuring **Ac0.30 cents/0.121he**, situated at PayakaraBonangi village, Paravada Mandal, Visakhapatnam district, comprised in S.No. **430/6,430/8, 430/21** and bounded as follows:

- **East**: Plot Nos.283 to 288.
- **South**: Open space.
- **West**: 30 Feet Wide Road.
- **North**: Plot No:281.

Total 6 plots of an extent of **Ac0.30cents** Of approximate value of Rs.4,20,000/- @ Rs14,00,000/- per Acre.

This is not Assigned and agency land and not hypothecated to any agencies or Government.

In witness where of the said Mortgagors herein to set his hands, the day and the year first above written.

Submitted Challan Receipt No:1, dated, 09-9-2010, at State Bank of Aganampudi for Rs.15,680/- .

**Partner**

**M/s Lakshminivas Infra Projects**

witnesses:

1. [Signature]

2. [Signature]

**Drafted & Typed by**

Ehamidipati Vara Prasad
S/o. Prasada Rao
Lankelsalem, Ph. 9499920698
PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.

<table>
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<tr>
<th>S.NO.</th>
<th>FINGER PRINT IN BLACK INK (LEFT THUMB)</th>
<th>NAME &amp; PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/BUYER</th>
</tr>
</thead>
</table>

2.

WITNESSES:
1. [Signature]
2. [Signature]

SIGNATURE OF THE EXECUTANT
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 002565/2010 of SRO: 316(LANKELAPALEM)
Presentant Name(Capacity): P.CH.KALI PRASAD(EX)

Report Date: 09/09/2010 16:02:03

This report prints the Photos and FPs taken on 09/09/2010 16:01:34

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<th>Photo</th>
<th>Name and Address of the Party</th>
<th>PartySignature</th>
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<td></td>
</tr>
</tbody>
</table>

Identified by
Witness 1 Photos and TIs captured by me
Witness 2 Capture of Photos and TIs done in my presence