

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 825 Date 11/02/2020 Rs. 100/-

Sold To P. Satwik Reddy

P. Muralidhar Reddy R/o Hyd

M/S JAGSON'S PROJECTS PVT. LTD - Hyd

Y 580047
B. SATYANARAYANA
LICENCED STAMP VENDOR
Lic.No: 15-04-020/1998, R.L.No. 15-04-001/2018
H.No. 7-93, Behind Bus Depot,
Medchal (V & M),
Medchal-Malkajgiri Dist- 501 401.
Cell: 9949005042

MORTGAGE DEED (WITHOUT POSSESSION)

THIS DEED OF MORTGAGE is made and executed on this 13th day of FEBRUARY, 2020, at SRO., Quthbullapur, by:

M/s. JAGSON'S PROJECTS PRIVATE LIMITED, incorporated under Companies Act, vide Corporate Identity Number is U70200TG2018PTC124108, (PAN: AAECJ2434J) having its Registered office at H.No.6-1-103/65, Abhinav Nagar, Padmarao Nagar, Secunderabad, Hyderabad - 500025, T.S., Rep. by its Director: Sri. POLICE SATWIK REDDY, S/o. POLICE MURALIDHAR REDDY, aged about 20 years, Occ: Business, R/o. H.No.6-1-103/65, Abhinav Nagar, Padmarao Nagar, Secunderabad, Hyderabad - 500025, Telangana. (PAN: COIPP5089Q, Ph.No.87906 20288)

Hereinafter called and referred to as the MORTGAGOR/s of the First Party:

Contd..... 2

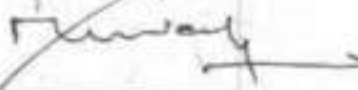
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Quthbullapur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 64640/- paid between the hours of 12 and 1 on the 13th day of FEB, 2020 by Sri Police Satwik Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature	Thumb Impression
1	MR			POLICE SATWIK REDDY DIRECTOR) S/O, POLICE MURALIDHAR REDDY B-1-103/65, ASHINAV NAGAR, HYDERABAD, HYDERABAD, TELANGANA, 500025, PADMARAO NAGAR		

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			M. RAJ KUMAR HYD	
2			P. MURALIDHAR HYD	

13th day of February, 2020

Signature of Sub Registrar
Quthbullapur

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXX9725 Name: Police Satwik Reddy	S/O Police Muralidhar Reddy, Secunderabad, Hyderabad, Telangana, 500025	

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/s 41 of IS Act	E-Challan	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	5000	0	0	0	5100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	64640	0	0	0	64640
User Charges	NA	0	160	0	0	0	160
Total	100	0	69800	0	0	0	69900

Rs. 5000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 64640/- towards Registration Fees on the chargeable value of Rs. 64632000/- was paid by the party through E-Challan/BC/Pay Order No. 548REU120220 dated 12-FEB-20 of SBIN

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Bk - 1, CS No 4052/2020 & Doct No 3734/2020.

Sheet 1 of 13 Sub Registrar Quthbullapur

IN FAVOUR OF

THE COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION, HYDERABAD.

Hereinafter called and referred to as the **MORTGAGEE** of the Second Party:

Whereas the Mortgagor is the sole and absolute owner of the premises of **lands in Part of Survey Nos.168 & 174, and the Demolished House No.01-024 in Gramakantam area**, total admeasuring: **Ac.4.28 Gts** or 19,022.88 Sq.mts. or **22,751.17 Sq.yards**, situated at Village : **SURARAM**, Mandal : Quthbullapur, GHMC., Quthbullapur Circle, Medchal-Malkajgiri Dist., T.S., having obtained the said property through a Development Agreement Doct. No.824/2020, dated: 10-01-2020, Regd. at SRO., Quthbullapur.

we have applied for construction of building permission for proposed construction of **Residential Building Blocks A to H**, consisting of **Cellar, Sub Cellar, Ground plus 5 Upper Floors** and whereas the GHMC has approved the sanctioned plan in respect of **lands in Part of Survey Nos.168 & 174, and the Demolished House No.01-024 in Gramakantam area**, total admeasuring: **Ac.4.28 Gts** or 19,022.88 Sq.mts. or **22,751.17 Sq.yards**, situated at Village : **SURARAM**. Whereas, as required under Hyderabad revised Building Rules issued vide G.O.Ms.No.168, M.A., dated: 07-04-2012.

We execute and submit an undertaking affidavit in favour of the Commissioner, GHMC., authorizing him to initiate appropriate action as per the said G.O. and We are agreeing to abide by the terms and conditions of the said G.Os. We do hereby execute the present undertaking affidavit in compliance of the said G.O.Ms. No.168, M.A., dated: 07-04-2012.

AND WHEREAS, We hereby authorize the Commissioner, GHMC to enforce the terms and conditions of G.O.Ms.No.168, M.A., dated: 07-04-2012, in case of violation of the terms and conditions of the sanctioned Plan granted/permitted vide **Application No.1/C26/03424/2019, dated: 19-02-2019**, to initiate summary demolition proceedings in respect of the violated portion.

Contd.....3



Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 69800/-, DATE: 12-FEB-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 9601598931609, PAYMENT MODE: CASH-1000200, ATRN: 9601598931609, REMITTER NAME: P. SATWIK REDDY, EXECUTANT NAME: JAGSON'S PROJECTS PRIVATE LIMITED, CLAIMANT NAME: THE COMMISSIONER GHMC).

Date:

13th day of February, 2020

Signature of Registering Officer
Outhbullapur

Certificate of Registration

Registered as document no. 3734 of 2020 of Book-1 and assigned the identification number 1 - 1521 - 3734 - 2020 for Scanning on 13-FEB-20.

Registering Officer
Outhbullapur
(V. Jyothi)

Bk - 1, CS No 4052/2020 & Doct No
3734/2020. Sheet 2 of 13 Sub Registrar
Outhbullapur

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AND WHEREAS, in compliance of the Hyderabad revised building rules read with G.O.Ms.No.168, M.A., dated: 07-04-2012, **We do hereby handed over the 10% of the total blocks built up area Admg., 4857.12 Sq.Mts.,** (i.e, Block A: 729.24 Sq.Mts, Block B: 633.00 Sq.Mts, Block C: 607.31 Sq.Mts, Block D: 607.31 Sq.Mts, Block E: 607.31 Sq.Mts, Block F: 713.52 Sq.Mts, Block G: 432.15 Sq.Mts, Block H: 527.28 Sq.Mts) in the proposed First Floor (as per schedule given below) to the Commissioner, GHMC by way of this undertaking, in case We violate the terms and conditions of the sanctioned plan.

We hereby authorize the Commissioner, GHMC to dispose of the 10% of the total blocks built up area Admg., **4857.12 Sq.Mts.,** (i.e, Block A: 729.24 Sq.Mts, Block B: 633.00 Sq.Mts, Block C: 607.31 Sq.Mts, Block D: 607.31 Sq.Mts, Block E: 607.31 Sq.Mts, Block F: 713.52 Sq.Mts, Block G: 432.15 Sq.Mts, Block H: 527.28 Sq.Mts) in the proposed First Floor as the case may be by way of sale after duly removing the violated/deviated portions and if any such action is initiated by the Commissioner, GHMC for the violations committed by us, We have no objection of whatsoever nature.

The First Party has not delivered the possession of the property to the Second Party.

SCHEDULE OF PROPERTY

All that the Proposed 10% Mortgaged area of in all Blocks admeasuring: 52312.58 SFT or 4857.12 Sq.Mts., (i.e, Block A: 729.24 Sq.Mts, Block B: 633.00 Sq.Mts, Block C: 607.31 Sq.Mts, Block D: 607.31 Sq.Mts, Block E: 607.31 Sq.Mts, Block F: 713.52 Sq.Mts, Block G: 432.15 Sq.Mts, Block H: 527.28 Sq.Mts) in First Floor on lands in Part of Survey Nos.168 & 174, and the Demolished House No.01-024 in Gramakantam area, total admeasuring: Ac.4.28 Gts or 19,022.88 Sq.mts. or 22,751.17 Sq.yards, situated at Village : **SURARAM**, Mandal : Quthbullapur, GHMC., Quthbullapur Circle, Medchal-Malkajgiri Dist., T.S., Sub - Dist. : Quthbullapur, Dist. & Regn - Dist. : Medchal-Malkajgiri and bounded as follows :

NORTH	:	Gramakantam
SOUTH	:	Sy.No.174/Part
EAST	:	Sy.No.168/Part
WEST	:	Sy.Nos.169 & 173

And whereas, We do hereby undertake that as per the sanctioned plan We will leave the prescribed setbacks or open spaces and the areas left for the Road Widening and incase of failing to comply those conditions We do hereby authorize the Commissioner, GHMC to remove the same at our cost.



Contd.....4

And whereas, in compliance of G.O.Ms.No.168 M.A., dated: 07-04-2012. We have obtained a Comprehensive Building Insurance Policy as stipulated under the said G.O. and in case of failure in obtaining said policy the Commissioner, GHMC is hereby authorize to initiate appropriate action for the violation of said terms and conditions in accordance with the G.O.Ms.No.168 M.A., dated: 07-04-2012.

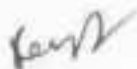
And whereas We do hereby undertake that We shall not deliver the possession of any part of built up area of the proposed building to be constructed by virtue of the provisions sanctioned plan granted by the Commissioner, GHMC at the site by way of sale/lease unless and until the Occupancy Certificate is granted by the Commissioner, GHMC, In case of any violation of said condition We do hereby authorize the Commissioner, GHMC to initiate proceedings for violation or said condition in accordance with G.O.Ms.No.168 M.A., dated: 07-04-2012.

We do hereby further undertake that We will comply all those terms and conditions imposed by the Commissioner, GHMC pursuant to the building application for the proposed sanctioned plan granted to me/us.

We do hereby solemnly affirm and certify that We have executed this affidavit with free will and violation on my own and without there being any duress or undue influence or coercion o the day month and year herein above mentioned.

IN WITNESSES WHEREOF the First Party has signed this deed of Mortgage with free will and consent on the day, month and year first above mentioned in presence of the following witnesses:

WITNESSES:

1. 

2. 

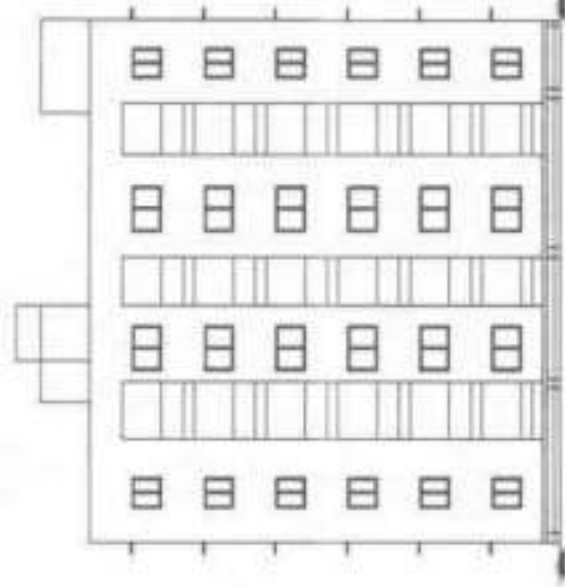


MORTGAGOR/s

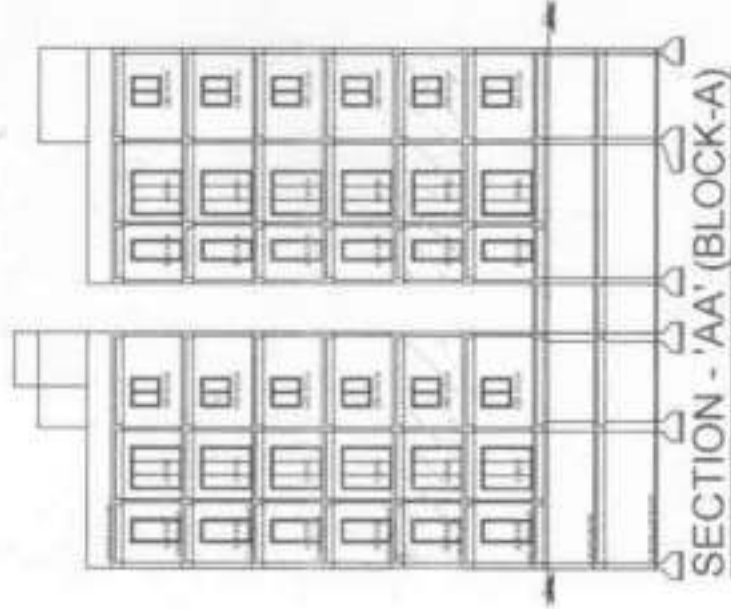
BLOCK- A MORTGAGE AREA



FIRST FLOOR PLAN (MORTGAGE 10%)



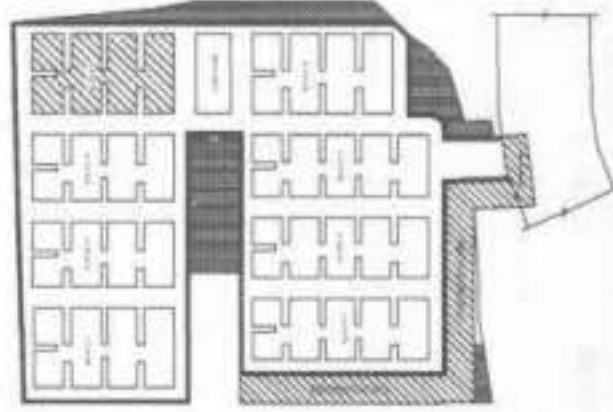
FRONT ELEVATION (BLOCK-A)



SECTION - 'AA' (BLOCK-A)

PLAN SHOWING THE MORTGAGE AREA IN BLOCK-A
ADMEASURING 729.24 SQ MTRS OR 7845.62 SQ FTS IN FIRST
FLOOR IN THE IN SY NO's: 168(PART), 174 (PART) & PART OF
GRAMA KANTAM SITUATED AT SURARAM
VILLAGE, QUTHBULLAPUR MANDAL, MEDCHAL DISTRICT,
TELANGANA STATE

MORTGAGER : JAGSON'S PROJECTS PRIVATE LIMITED
REPRESENTED BY ITS DIRECTOR
MR. POLICE SATWIK REDDY S/O SRI POLICE MURALIDHAR REDDY



KEY PLAN

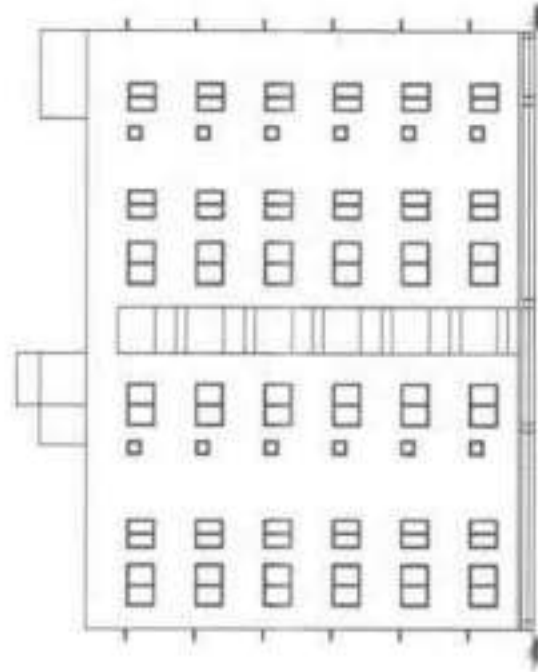


MORTGAGE

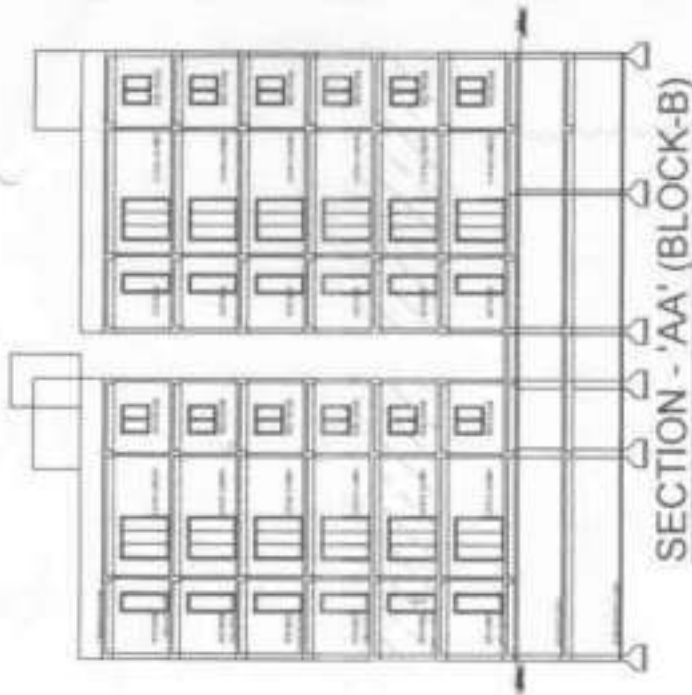
BLOCK- B MORTGAGE AREA



FIRST FLOOR PLAN (MORTGAGE 10%)



FRONT ELEVATION (BLOCK-B)

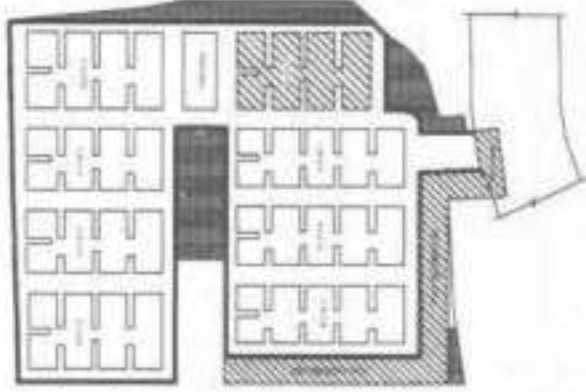


SECTION - 'AA' (BLOCK-B)



PLAN SHOWING THE MORTGAGE AREA IN BLOCK-B
 ADMESURING 633.00 SQ MTRS OR 6811.08 SQ.FTS IN FIRST
 FLOOR IN THE IN SY NO'S. 168(PART), 174 (PART) & PART OF
 GRAMA KANTAM SITUATED AT SURARAM
 VILAGE, QUTHBULLAPUR MANDAL, MEDCHAL DISTRICT,
 TELANGANA STATE

MORTGAGER: JAGSON'S PROJECTS PRIVATE LIMITED,
 REPRESENTED BY ITS DIRECTOR
 MR. POLICE SATWIK REDDY S/O SRI POLICE MURALIDHAR REDDY



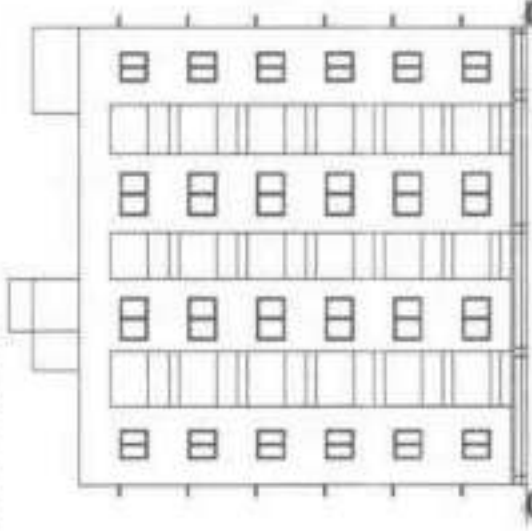
KEY PLAN



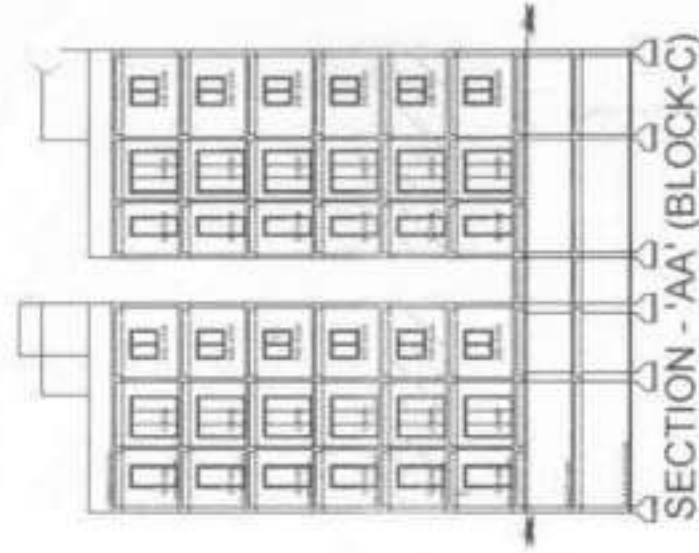
BLOCK- C MORTGAGE AREA



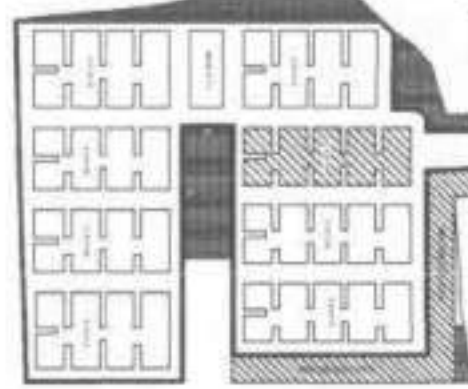
FIRST FLOOR PLAN (MORTGAGE 10%)



FRONT ELEVATION (BLOCK-C)



SECTION - 'AA' (BLOCK-C)



KEY PLAN



PLAN SHOWING THE MORTGAGE AREA IN BLOCK-C
 ADMEASURING 697.31 SQ MTRS OR 6534.65 SQ FTS IN FIRST
 FLOOR IN THE IN SY NO'S 168(PART), 174 (PART) & PART OF
 GRAMA KANTAM SITUATED AT SURAPAM
 VILLAGE, QUTHBULLAPUR, MANDAL, MEDCHAL DISTRICT,
 TELANGANA STATE

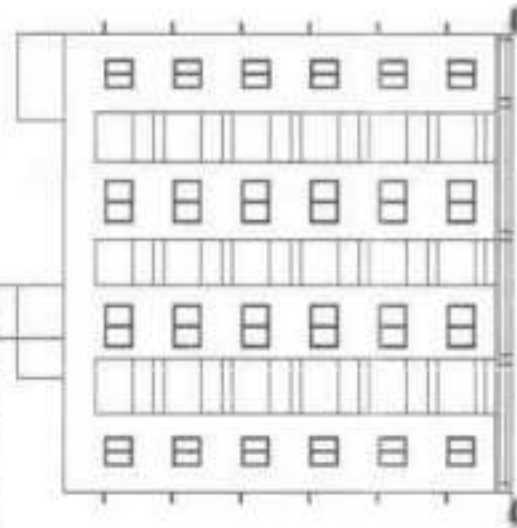
MORTGAGER : JAGSON'S PROJECTS PRIVATE LIMITED,
 REPRESENTED BY ITS DIRECTOR

MR. POLICE SATWIK REDDY S/O SRI POLICE MURALIDHAR REDDY

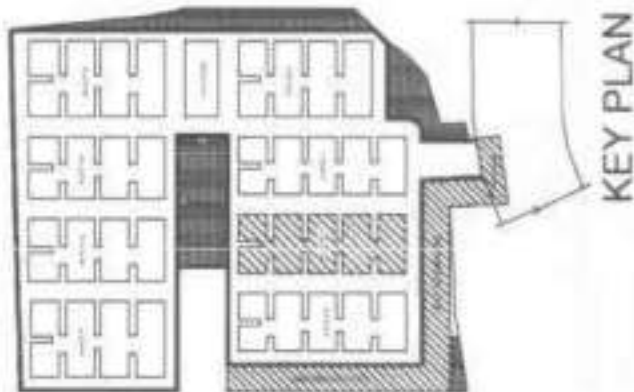
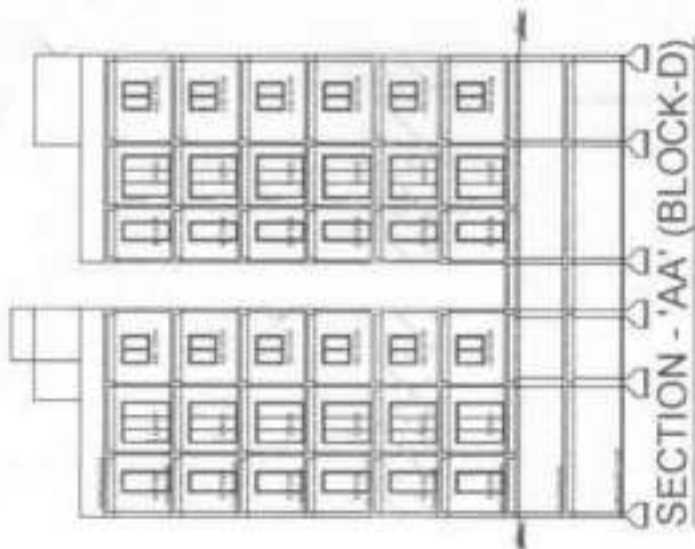
BLOCK-D MORTGAGE AREA



FIRST FLOOR PLAN (MORTGAGE 10%)



FRONT ELEVATION (BLOCK-D)



KEY PLAN

PLAN SHOWING THE MORTGAGE AREA IN BLOCK-D
 ADMEASURING 607.31 SQ MTRS OR 6534.65 SQ FTS IN FIRST
 FLOOR, IN THE IN SY NO'S 168(PART), 174 (PART) & PART OF
 GRAMA KANTAM SITUATED AT SURARAM
 VILAGE, QUTHBULLAPUR, MANDAL, MEDCHAL DISTRICT,
 TELANGANA STATE

MORTGAGER : JAGSON'S PROJECTS PRIVATE LIMITED.
 REPRESENTED BY ITS DIRECTOR

MR. POLICE SATWIK REDDY S/O SRI POLICE MURALIDHAR REDDY



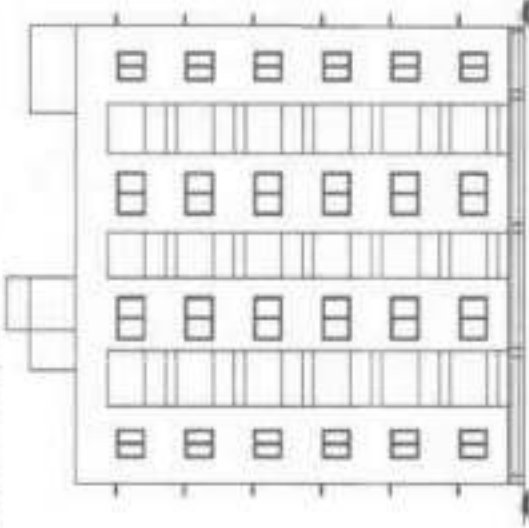
MORTGAGE



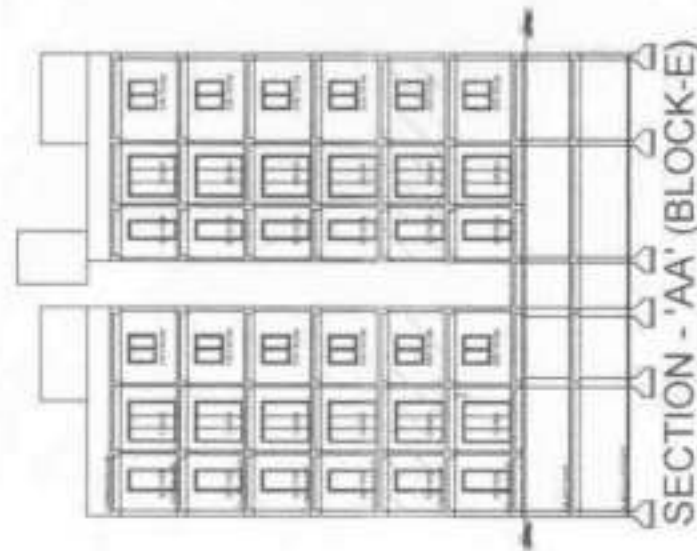
BLOCK- E MORTGAGE AREA



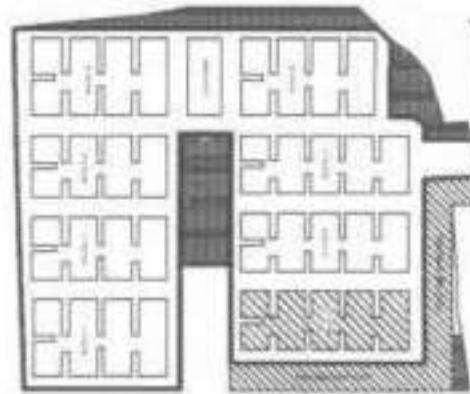
FIRST FLOOR PLAN (MORTGAGE 10%)



FRONT ELEVATION (BLOCK-E)



SECTION - 'AA' (BLOCK-E)



KEY PLAN

PLAN SHOWING THE MORTGAGE AREA IN BLOCK-E
 ADMEASURING 607.31 SQ MTRS OR 6534.65 SQ FTS IN FIRST
 FLOOR, IN THE IN SY NO's 168(PART), 174 (PART) & PART OF
 GRAMA KANTAM SITUATED AT SURARAM
 VILLEGE, CUTHBULLAPUR, MANDAL, MEDCHAL DISTRICT,
 TELANGANA STATE.

MORTGAGER JAGSONS PROJECTS PRIVATE LIMITED
 REPRESENTED BY ITS DIRECTOR
 MR. POLICE SATWIK REDDY S/O SRI POLICE MURALIDHAR REDDY



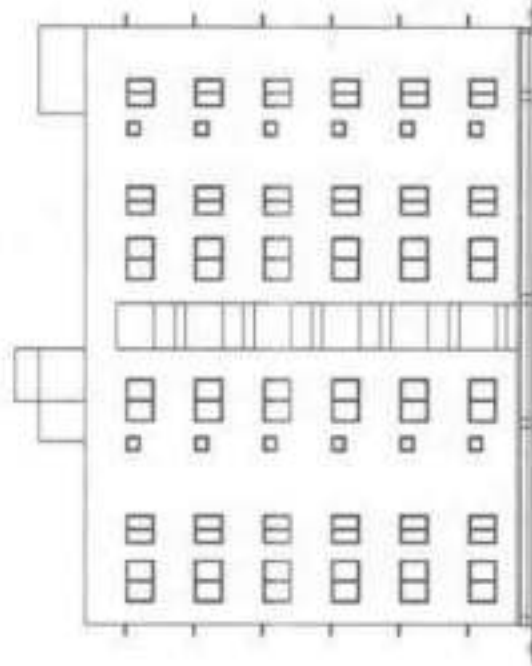
MORTGAGE



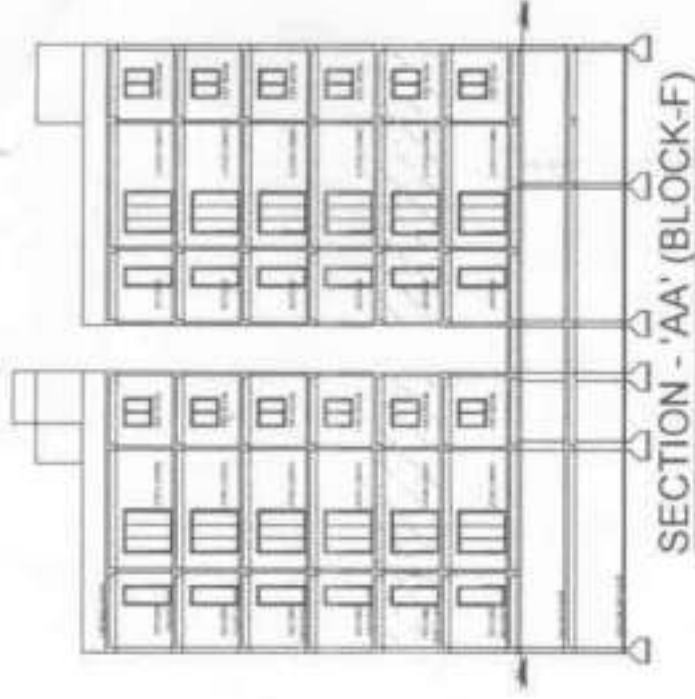
BLOCK- F MORTGAGE AREA



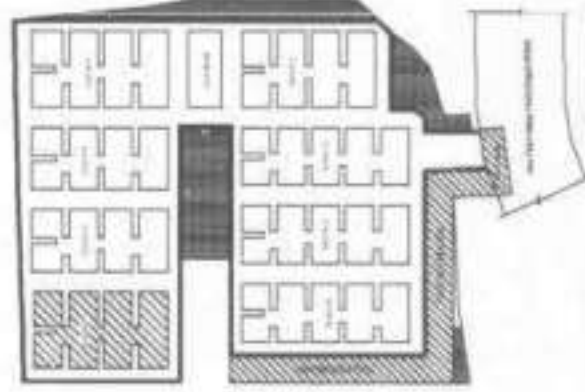
FIRST FLOOR PLAN (MORTGAGE 10%)



FRONT ELEVATION (BLOCK-F)



SECTION - 'AA' (BLOCK-F)



KEY PLAN

PLAN SHOWING THE MORTGAGE AREA IN BLOCK-F
 ADMEASURING 713.52 SQ MTRS OR 7677.47 SQ FTS IN FIRST
 FLOOR, IN THE IN SY NO: 168(PART), 174 (PART) & PART OF
 GRAMA KANTAM SITUATED AT SURARAM
 VILLAGE, OUTHBULLAPUR, MANDAL, MEDCHAL DISTRICT,
 TELANGANA STATE

MORTGAGER : JAGSON'S PROJECTS PRIVATE LIMITED.
 REPRESENTED BY ITS DIRECTOR

MR. POLICE SATWIK REDDY S/O SRI. POLICE MURALIDHAR REDDY

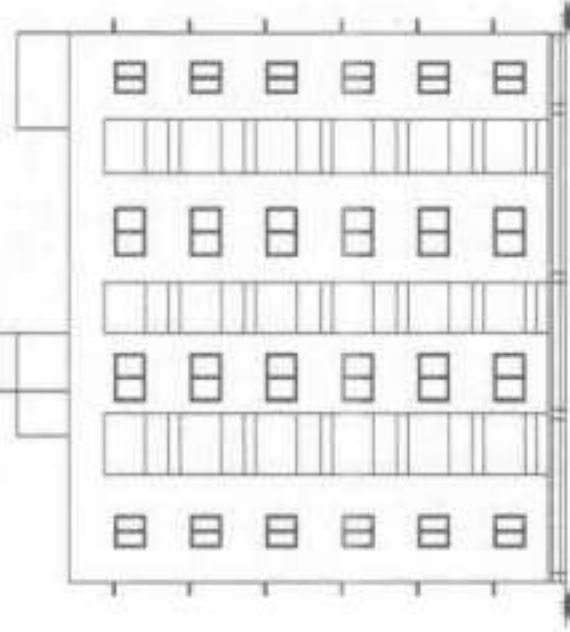


MORTGAGE

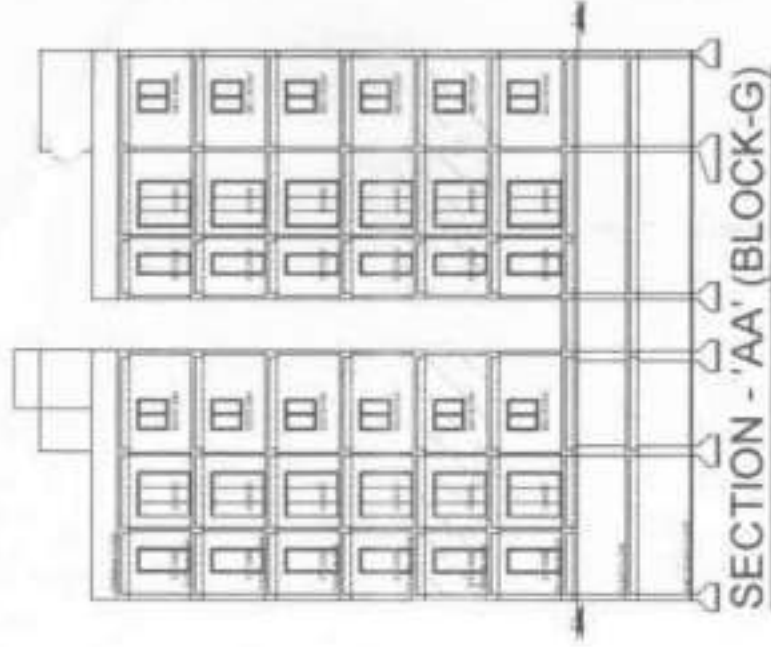
BLOCK-G MORTGAGE AREA



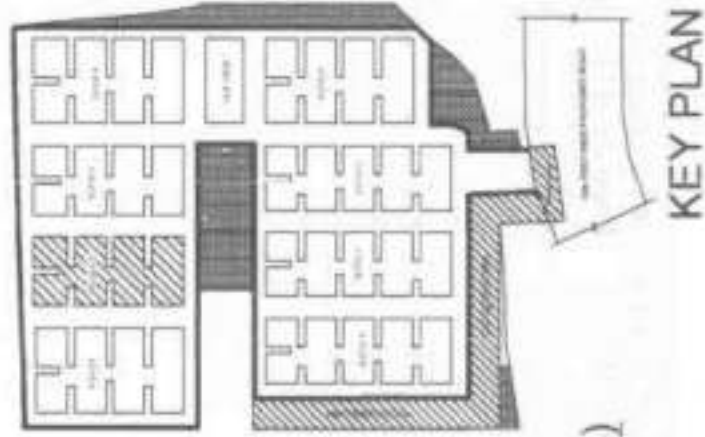
FIRST FLOOR PLAN (MORTGAGE 10%)



FRONT ELEVATION (BLOCK-G)



SECTION - 'AA' (BLOCK-G)



KEY PLAN

PLAN SHOWING THE MORTGAGE AREA IN BLOCK-G
 ADMEASURING 432.15 SQ MTRS OR 4699.93 SQ FTS IN FIRST
 FLOOR, IN THE IN SY. NO'S. 158(PART), 174 (PART) & PART OF
 GRAMA KANTAM SITUATED AT SURARAM
 VILAGE, QUTHBULLAPUR MANDAL, MEDCHAL DISTRICT,
 TELANGANA STATE

MORTGAGER : JAGSON'S PROJECTS PRIVATE LIMITED.
 REPRESENTED BY ITS DIRECTOR
 MR. POLICE SATWIK REDDY S/O SRI. POLICE MURALIDHAR REDDY

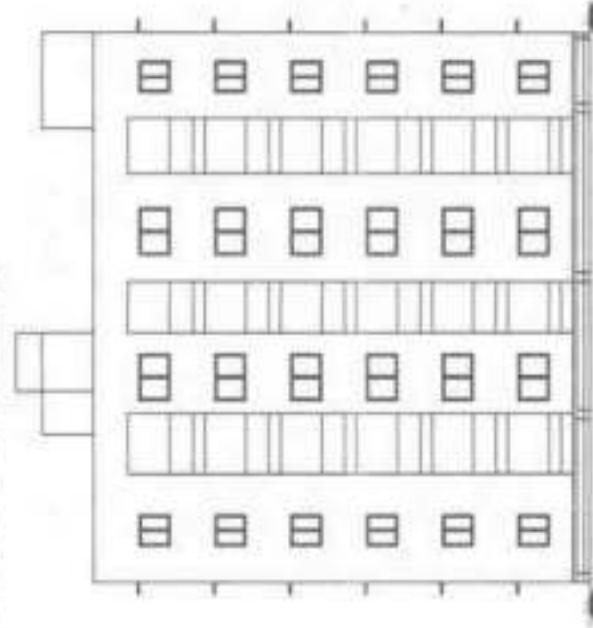
MORTGAGE



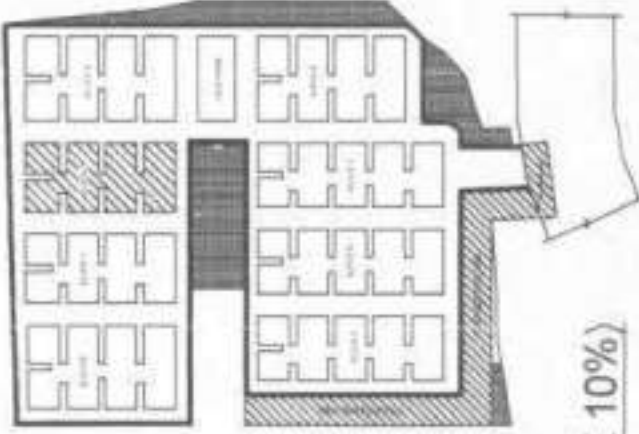
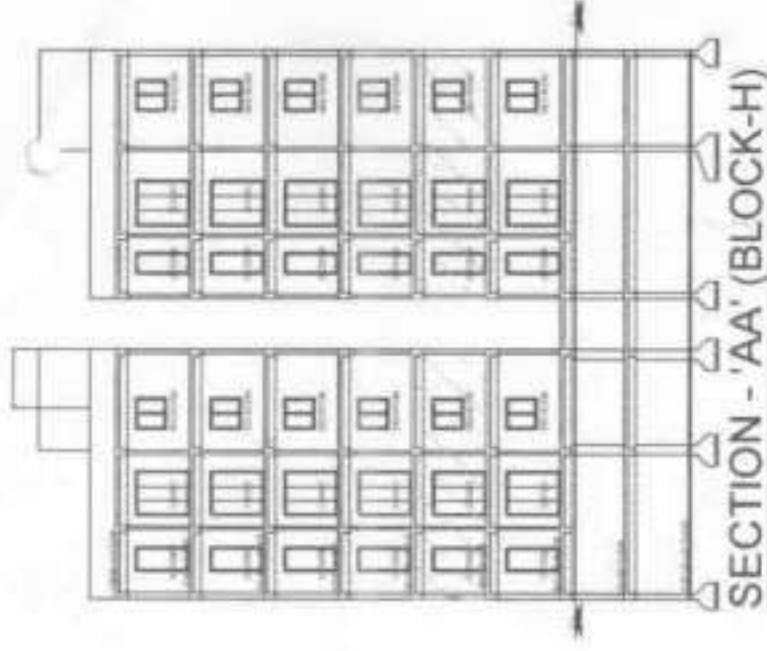
BLOCK-H MORTGAGE AREA



FIRST FLOOR PLAN (MORTGAGE 10%)



FRONT ELEVATION (BLOCK-H)



KEY PLAN

PLAN SHOWING THE MORTGAGE AREA IN BLOCK-H
 ADMEASURING 527.28 SQ MTRS OR 5673.53 SQ FTS IN FIRST
 FLOOR, IN THE IN SY.NO's. 168(PART), 174 (PART) & PART OF
 GRAMA KANTAM SITUATED AT SURARAM
 VILGGE, QUTHBULLAPUR MANDAL, MEDCHAL DISTRICT,
 TELANGANA STATE.

MORTGAGER : JAGSON'S PROJECTS PRIVATE LIMITED.
 REPRESENTED BY ITS DIRECTOR
 MR. POLICE SATWIK REDDY S/O SRI. POLICE MURALIDHAR REDDY

MORTGAGE





భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

మమారు ప్రమాణికం/Enrolment No.: 1190/15000/01340

నా
Name: Raj Kumar
(Mamra Raj Kumar)
QID M Address
1-34
Sunkani
Sunkani
Qutubnagar
Rangareddi
Andhra Pradesh - 500005
Male

తేదీ: 14/11/2011

Ref: Aay / 00007254-001119668-000810721



UA 07449665 8 IN

నా ఆధార్ నెంబర్ / Your Aadhaar No.

0060

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

Name: Raj Kumar
Mamra Raj Kumar
పుట్టిన తేదీ/Year of Birth: 1985
పురుషుడు / Male

0060



ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
Government of India



పోలీస్ మురళిధర్ రెడ్డి
Police Muralidhar Reddy
పుట్టిన తేదీ/DOB: 21/07/1959
పురుషుడు / MALE

6505



నా ఆధార్, నా గుర్తింపు



భారత సర్కార్
GOVERNMENT OF INDIA



పోలీస్ సత్విక్ రెడ్డి
Police Satwik Reddy
పుట్టిన తేదీ/DOB: 22/04/1999
పురుషుడు / MALE

9725



నా ఆధార్ - నా గుర్తింపు