



తెలంగాణ తెలంగాణ TELANGANA
 SI.No. 4173 Date 09.03.2022
 Name R. Radhika alias A. Radhika
 S/o, W/o, D/o R.V. Prasad Rao R/o Bengaluru
 For Whom Self

MAN 001913
 MOKATHOTI MANIKYA RAO
 LICENCED STAMP VENDOR
 Licence No. 15-21-012/2018RL No. 15-21-034/2021
 H.No. 46-230, Bagath Singh Nagar,
 Near Community Hall, Chintal, Hyd-500054,
 Medchal-Malkajgiri Dist. T.S. Cell. 7032821016

SIMPLE MORTGAGE DEED (Without Possession)

This Mortgage is made and executed on this the 10th day of March, 2022 at
 S.R.O. Quthbullapur by :

SMT. RAVELA RADHIKA alias ANNE RADHIKA D/o. R.V.PRASAD RAO,
 aged about 47 Years, Occupation:Pvt. Employee, R/o. C 903, Prestige St John's
 Wood Apts, Taverekere Main Road, Bengaluru - 560029, Aadhaar No.4376 4951
 4740, Pan No.ACGPR6806B

Hereinafter called the "FIRST PART/THE OWNER" which expression shall
 mean and include all her heirs, executors, administrators, successors-in-interest
 in title, assigns, nominees, attorneys, representatives etc.,

Radhika

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. 23000/- paid between the hours of 5 and 4 on the 10th day of MAR, 2022 by Sri Raveela Radhika

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR			RAVELA RADHIKA ALIAS ANNE RADHIKA D/O. R.V.PRASAD RAO FLAT C 903, PRESTIGE ST JOHNS WOOD APPT, BENGALURU.	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			K.SRINIVAS RAO HYD	
2			A.RAMBABU HYD	

10th day of March, 2022

Signature of Sub Registrar
Quthbullapur

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX8060 Name: Koneru Srinivas Rao	S/O K Seshagiri Rao, Secunderabad, Hyderabad, Telangana, 500007	
2	Aadhaar No: XXXXXXXX9066 Name: Ancha Rambabu	S/O Hanumantha Rao, Ganikapudi, Guntur, Andhra Pradesh, 522019	
3	Aadhaar No: XXXXXXXX4740 Name: Anne Radhika	W/O Anne Vijay Kumar, Bangalore South, Bangalore, Karnataka, 560029	

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IN FAVOUR OF

**THE COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT
AUTHORITY (HMDA), SWARNAJAYANTI, AMEERPET, HYDERABAD.**

Hereinafter called the **SECOND PART** which term shall include its representatives, officials etc.,

WHEREAS the First party/land Owner along with Ch.Nagarjuna Rao S/o. Veerabhadra Rao purchased the Agricultural Land in Survey No.316 Part, admeasuring Ac.1-22 Guntas, situated at Nizampet Village, Bachupally Mandal (previously Kuthbullapur Mandal), Medchal-Malkajgiri District (previously Ranga Reddy District) from KolanuMuthyam Reddy S/o. Late Raja Reddy & others, Rep. By their General Power of Attorney Holder I.V.SuryanarayanaRaju S/o. I.TirupathiRaju, & others, through Registered **Sale Deed Document No.7416/2000**, dated:04-10-2000, registered at S.R.O. Medchal, the name of Owner and along with Ch.nagarjuna Rao was mutated in the revenue records vide Proceedings No.A/9959/2000 dated 12-01-2001 issued by the M.R.O., Quthbullapur Mandal, and accordingly pattedar pass book and title deed vide Khata No.459, Patta Pass Book No.381697, Title Deed No.377281 was issued in favour of owner (RavelaRadhika alias Anne Radhika) for her respective share/areas.

WHEREAS Ch.Nagarjuna Rao S/o. Veerabhadra Rao sold his share of land admeasuring Ac.0-02 Guntas in Survey No.316 Part as mentioned in Sale Deed Document No.7416/2000, through registered sale Deed Document Nos.3294/2002,10136/2003& 11983/2003 registered at S.R.O., Medchal.

Now the First party/land Owner is entitled and absolute owner and peaceful possessor of the Land in Survey No.316 Part, admeasuring Ac.1-20 Guntas, situated at Nizampet Village, Bachupally Mandal (previously Kuthbullapur Mandal), Medchal-Malkajgiri District (previously Ranga Reddy District), later the owner hereto got the schedule property converted from agriculture use to non agriculture use vide Proceedings No.L/667/2020, dated:21-10-2020 issued by Revenue Divisional Officer, Malkajgiri Division.

Whereas the First party have applied for construction of building permission for proposed construction of Building consisting of 1Stilt + 5 upper floors (Building Block-A), 1Stilt + 5 Floors (Block-B) and 1Stilt + 5 Floors (Building Block-C) and whereas the **COMMISSIONER, HMDA, SWARNAJAYANTI, AMEERPET, HYDERABAD** has approved the sanctioned plan in respect of above said Land an extent of 5430.27 Sq.Mtrs.,

Contd..3.,



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	23000	0	0	0	23000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	28500	0	0	0	28600

Rs. 5000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 23000/- towards Registration Fees on the chargeable value of Rs. 22751000/- was paid by the party through E-Challan/BC/Pay Order No. 379FVE100322 dated 10-MAR-22 of SBIN.

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 28550/-, DATE: 10-MAR-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 8514086191028, PAYMENT MODE: NB-1001138, ATRN: 8514086191028, REMITTER NAME: RAVELA RADHIKA ALIAS ANNE RADHIKA, EXECUTANT NAME: RAVELA RADHIKA ALIAS ANNE RADHIKA, CLAIMANT NAME: HUBA HYDERABAD).

Date:

10th day of March, 2022

Signature of Registering Officer
Quthbullapur

Certificate of Registration

Registered as document no. 7628 of 2022 of Book-1 and assigned the identification number 1 - 1524 - 7628 - 2022 for Scanning on 10-MAR-22.

Registering Officer
Quthbullapur
(P. Jyothi)

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WHEREAS as required under Hyderabad revised building rules issued vide G.O.Ms.No.86 M.A dated.03-03-2006, G.O.Ms.No. 171 M.A., datd.19-04-2006 & 623 M.A., dated.01-12-2006, G.O.Ms.No.168, dated. 07-04-2012, we execute and submit an undertaking affidavit in favour of **COMMISSIONER, HMDA, SWARNAJAYANTI, AMEERPET, HYDERABAD** authorizing it to initiate appropriate action as per the said G.O. and we are agreeing to abide by the terms and conditions as per the said G.O. we do hereby execute the present undertaking affidavit in compliance of the said G.O.Ms.No.86 M.A dated.03-03-2006, G.O.Ms.No. 171 M.A., datd.19-04-2006 & 623 M.A., dated.01-12-2006, G.O.Ms.No.168, dated. 07-04-2012.

AND WHEREAS, we hereby authorize the **COMMISSIONER, HMDA, SWARNAJAYANTI, AMEERPET, HYDERABAD**, Metropolitan Development Authority to enforce the terms and conditions of G.O.Ms.No.86 M.A dated.03-03-2006, G.O.Ms.No. 171 M.A., datd.19-04-2006 & 623 M.A., dated.01-12-2006, G.O.Ms.No.168, dated. 07-04-2012 in case of violation of the terms and conditions of the sanctioned plan granted/permited, vide File No.045020/MED/R1/U6/HMDA/07042021 to initiate summary demolition proceedings in respect of the violated portion.

AND WHEREAS, in compliance of the said G.O.Ms.No.86 M.A dated.03-03-2006, G.O.Ms.No. 171 M.A., datd.19-04-2006 & 623 M.A., dated.01-12-2006, G.O.Ms.No.168, dated. 07-04-2012, we do hereby handover the **10% of the proposed building i.e., 961.07 Sq.Mtrs. in First Floor** (as per schedule given below) to the **COMMISSIONER, HMDA, SWARNAJAYANTI, AMEERPET, HYDERABAD** by way of this undertaking, in case we violate the terms and conditions of the sanctioned plan we hereby authorize the **COMMISSIONER, HMDA, SWARNAJAYANTI, AMEERPET, HYDERABAD** to dispose of the **10%** of the to total built up area **961.07 Sq.Mtrs., in 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, HMDA, SWARNAJAYANTI, AMEERPET, HYDERABAD** for the violations committed by us, we have no operation of whatsoever nature.

That the value of the 10% mortgage area is 961.07 Sq.Mtrs., or 10341 Sq.feet, at the rate of Rs.2200/- per Sq.feet = Rs.2,27,51,000/- only.

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SCHEDULE OF THE PROPERTY

All that 10% of the proposed building i.e., 961.07 Sq.Mtrs or 10341 Sq.Feet, in First Floor (Out of 9600.25 Sq.Mtrs), constructing Land in Survey No.316 Part, admeasuring 6495.53 Sq.yards or 5430.27 Sq.Mtrs., situated at Nizampet Village, Bachupally Mandal, under Nizampet Municipal Corporation, Medchal-Malkajgiri District, and bounded by:-

**Boundaries for Mortgaged Flat No.106 (in First Floor)
in Block-A (97.1324 Sq.Mtrs.,)**

NORTH : OPEN TO SKY
SOUTH : OPEN TO SKY
EAST : OPEN TO SKY
WEST : CORRIDOR & STAIRCASE

**Boundaries for Mortgaged Flat No.101 (in First Floor)
in Block-B (97.4105 Sq.Mtrs.,)**

NORTH : OPEN TO SKY
SOUTH : OPEN TO SKY
EAST : CORRIDOR & OPEN TO SKY
WEST : OPEN TO SKY

**Boundaries for Mortgaged Flat No.102 (in First Floor)
in Block-B (102.7456 Sq.Mtrs.,)**

NORTH : CORRIDOR
SOUTH : OPEN TO SKY
EAST : LIFT & OPEN TO SKY
WEST : OPEN TO SKY

**Boundaries for Mortgaged Flat No.101 (in First Floor)
in Block-C (121.1893 Sq.Mtrs.,)**

NORTH : OPEN TO SKY
SOUTH : OPEN TO SKY
EAST : CORRIDOR, STAIRCASE & OPEN TO SKY
WEST : OPEN TO SKY

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Boundaries for Mortgaged Flat No.102 (in First Floor)
in Block-C (88.5049 Sq.Mtrs.,)

6 NORTH : OPEN TO SKY
SOUTH : OPEN TO SKY
EAST : CORRIDOR & OPEN TO SKY
WEST : OPEN TO SKY

Boundaries for Mortgaged Flat No.103 (in First Floor)
in Block-C (92.3060 Sq.Mtrs.,)

6 NORTH : OPEN TO SKY
SOUTH : OPEN TO SKY
EAST : OPEN TO SKY
WEST : CORRIDOR & OPEN TO SKY

Boundaries for Mortgaged Flat No.104 (in First Floor)
in Block-C (89.3397 Sq.Mtrs.,)

7 NORTH : OPEN TO SKY
SOUTH : STAIRCASE & OPEN TO SKY
EAST : CORRIDOR
WEST : OPEN TO SKY

Boundaries for Mortgaged Flat No.105 (in First Floor)
in Block-C (82.4822 Sq.Mtrs.,)

9 NORTH : OPEN TO SKY
SOUTH : OPEN TO SKY
EAST : OPEN TO SKY
WEST : CORRIDOR

Boundaries for Mortgaged Flat No.106 (in First Floor)
in Block-C (82.9517 Sq.Mtrs.,)

9 NORTH : OPEN TO SKY
SOUTH : OPEN TO SKY
EAST : OPEN TO SKY
WEST : CORRIDOR & OPEN TO SKY

Boundaries for Mortgaged Flat No.107 (in First Floor)
in Block-C (107.0143 Sq.Mtrs.,)

10 NORTH : CORRIDOR
SOUTH : OPEN TO SKY
EAST : LIFT & OPEN TO SKY
WEST : LIFT & OPEN TO SKY



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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 in case of failing to comply those conditions we do hereby authorize the **COMMISSIONER, HMDA, SWARNAJAYANTI, AMEERPET, HYDERABAD** to remove the same at my cost.

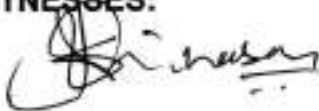
AND WHEREAS in compliance of G.O.Ms.No.86 M.A dated.03-03-2006, G.O.Ms.No. 171 M.A., datd.19-04-2006 & 623 M.A., dated.01-12-2006, G.O.Ms.No.168, dated. 07-04-2012, we have obtained a comprehensive building insurance policy as stipulated under the G.O., and in case of failure in obtaining said policy the **COMMISSIONER, HMDA, SWARNAJAYANTI, AMEERPET, HYDERABAD** is hereby authorize to initiate appropriate action for the violation of said terms and conditions in accordance with the G.O.Ms.No.86 M.A dated.03-03-2006, G.O.Ms.No. 171 M.A., datd.19-04-2006 & 623 M.A., dated.01-12-2006, G.O.Ms.No.168, 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 provisional sanctioned plan granted by the **COMMISSIONER, HMDA, SWARNAJAYANTI, AMEERPET, HYDERABAD** at the site by way of sale/lease unless and until the Occupancy Certificate is granted by the **COMMISSIONER, HMDA, SWARNAJAYANTI, AMEERPET, HYDERABAD** to initiate proceedings for violations of said conditions in accordance with the G.O.Ms.No.86 M.A dated.03-03-2006, G.O.Ms.No. 171 M.A., datd.19-04-2006 & 623 M.A., dated.01-12-2006, G.O.Ms.No.168, dated. 07-04-2012.

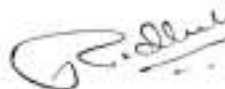
We do hereby further undertake that we will comply all those terms and conditions imposed by the **COMMISSIONER, HMDA, SWARNAJAYANTI, AMEERPET, HYDERABAD** pursuant to the building applications for the proposed sanctioned plan granted to me.

IN WITNESS WHEREOF the Owners herein have executed this Mortgage Deed with their free will and violation on their own and without there being any duress or undue influence or coercion on the 10th day of March, 2022 in the following witnesses.

WITNESSES:

1. 

2. 



**SIGN.OF THE LAND OWNER/
FIRST PARTY**

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2) A. Roudot

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भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
W/O Anne Vijay Kumar, #C - 903
Prestige St Johns Wood Apts,
Near Forum Mall, No 32,
Tavarekere Main Road, Bangalore
South, Bangalore
Karnataka - 560029

Address:
W/O Anne Vijay Kumar, #C - 903,
Prestige St Johns Wood
Apts, Near Forum Mall, No
32, Tavarekere Main Road,
Bangalore South, Bangalore,
Karnataka - 560029

1947 1800 280 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bangalore-560 001

भारत सरकार
GOVERNMENT OF INDIA

ఆంధ్ర రాష్ట్రం
Anne Radhika
జన్మ తేదీ / DOB: 25/11/1974
స్త్రీ / FEMALE

4376 4951 4740

నన్న ఆధార్, నన్న గుర్తు

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

దేవులపల్లి గ్రాండ్ 2-48/3 108 బ్లాక్ B, కలకత్తా నగర్, సై బాబా ఆలయ, హైదరాబాద్, తెలంగాణ, 500007

Address: S/O K. Seshagiri Rao, 2-48/3 108 Block B, Kakatpeta Nagar, Near Sai Baba Temple, Hyderabad, Secunderabad, Hyderabad, Telangana, 500007

6785 6499 8060

1947 help@uidai.gov.in www.uidai.gov.in

भारत सरकार
Government of India

కొనెరు శ్రీనివాస్ రావు
Koneru Srinivas Rao
పుట్టిన తేదీ / DOB: 19/06/1963
పురుషుడు / MALE

6785 6499 8060

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

దేవులపల్లి గ్రాండ్ 2-64, ప్రతిపాడు మండలం, గణకపూర్, గుంటూరు, ఆంధ్ర ప్రదేశ్, 522019

Address: S/O Hanumantha Rao, 2-64, Prathipadu Mandal, Ganakapudi, Guntur, Andhra Pradesh, 522019

2284 6385 9066

1947 help@uidai.gov.in www.uidai.gov.in

भारत सरकार
Government of India

అంబే రాంబాబు
Ancha Rambabu
పుట్టిన తేదీ / DOB: 15/07/1980
పురుషుడు / MALE

2284 6385 9066

मेरा आधार, मेरी पहचान

A. Rambabu

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