

AGNO: 5966

CNO: 5799



తెలంగాణ తెలంగాణ TELANGANA

AK 42213
R. SRI RAMU
Licensed Stamp Ver
L.No. 15-12-2019, R.L.No. 13-
H.No. 3-14-02/58, Shaha
Mansoorabad, R.R. Dist-5
Phone: 949011676

5006 Dt 24/05/2022 Rs. 100/-

E. Sreekanth s/o. E. Lakshman Rao Ranga Reddy

S/H tandoor

**SIMPLE MORTGAGE
ANNEXURE-II
AFFIDAVIT**

- 1. Sri. EADARA SREEKANTH, S/o. E.LAKSHMAN RAO**, aged about 34 Years, Occupation : Business, R/o. H.No.5-2-183/P84, Block - A, Snehamayee Nagar, Near Siva Sindhu School, Vanasthalipuram, Ranga Reddy District - 500 070., T.S., (AADHAAR No. 6118 2051 1732, PAN No.GDOPS3710N). 9704444044
- 2. Sri.GANGA VENKATESWARA RAO, S/o. G.THYAGA RAJU**, aged about 40 Years, Occupation : Business, R/o. Plot No.110, H.No.5-2-137/110, Medical and Health Colony, Vanasthalipuram, Ranga Reddy District - 500 070., T.S. (AADHAAR No.8370 9101 0253, PAN No.AKPPG0423Q). 9959944488
- 3. Sri.P.SUDHAKAR REDDY, S/o. P.YADI REDDY**, aged about 50 Years, Occupation : Business, R/o. H.No.4-13-54/3, HUDA Sai Nagar, Vanasthalipuram, Ranga Reddy District - 500 070, T.S. (AADHAAR No. 7207 0913 4325, PAN No.AGLPP9823H). 9848228250
- 4. Sri.PUTTA RAMESH, S/o. P.NAGESHWARA RAO**, aged about 34 Years, Occupation : Business, R/o. Flat No.302, Bogi Prime Apartments, HMT Swarnapuri Colony, Near Community Hall, Miyapur, Tirumalagiri, Hyderabad - 500 079., T.S. (AADHAAR No. 6782 4012 3032, PAN No.BEHPP4825C).

(Hereinafter called the Owners / Mortgagors).

8121169822

E. Sreekanth G. Venkateswara Rao

S. P. R.

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IN FAVOUR OF

**COMMISSIONER GREATER HYDERABAD MUNICIPAL CORPORATION OF
HYDERABAD**

(Hereinafter called the Mortgagee).

First party Nos.1 to 4, herein above is the absolute owners and peaceful possessors of the Open Plot total admeasuring an area of 837 Sq.Yards., or 699.81 Sq.Mtrs., (Out of 1470 Sq.Yards.), in Survey No.41/3, Situated at SAMA NAGAR in SAHEBNAGAR KALAN Village, Hayathnagar Revenue Mandal, Ranga Reddy District, Under Ward No.5, Block No.2, Hayathnagar Circle No.3 of G.H.M.C., having Purchased the Same Property from Sri. CHANDA JANARDHAN, S/o. Late. C.RAMASWAMY, through a registered Sale Deed document bearing No.5689/2020, Book No.1, Dated 28-12-2020, Registered in the Office of the S.R.O. Vanasthalipuram., and the First Party No.1 to 4 are sold out the Open Plot of South West Part, and North West Part, admeasuring an area of 450 Sq.Yards., and remaining 387 Sq.Yards., i.e., Open plot of North East Part of Open Plot.,

AND WHEREAS the First Party No.1 to 4 herein above is the absolute owners and peacefull possessors of the Open Land, admeasuring an area of 389 Sq.Yards., or 325.24 Sq.Mtrs., (Out of 1452 Sq.Yards.), in Survey No.41/3, Situated at SAMA NAGAR in SAHEBNAGAR KALAN Village, Hayathnagar Revenue Mandal, Ranga Reddy District, Under Ward No.5, Block No.2, Formerly Under L.B.Nagar Circle No.3., Now Under Hayathnagar Circle No.3 of G.H.M.C., having Purchased the Same Property from Sri.SAMA VENKAT REDDY, S/o. S.GOPAL REDDY and another, through a registered Sale Deed document bearing No.788/2021, Book No.1, Dated 12-01-2021, Registered in the Office of the S.R.O.Vanasthalipuram.,

AND WHEREAS the First Party No.1 and 3 herein above is the absolute owners and peacefull possessors of the Open Land bearing Plot No.1 Bit - C, admeasuring an area of 57.7 Sq.Yards., or 48.24 Sq.Mtrs., in Survey Nos.42 and 42/3, Situated at SAMA NAGAR in SAHEBNAGAR KALAN Village, Hayathnagar Revenue Mandal, Ranga Reddy District, Under Ward No.5, Block No.2, Formerly Under L.B.Nagar Circle No.3., Now Under Hayathnagar Circle No.3 of G.H.M.C., having Purchased the Same Property from Sri. SAMA SRINIVASA REDDY, S/o. S.SRISAILAM REDDY and another, through a registered Sale Deed document bearing No.1790/2021, Book No.1, Dated 03-02-2021, Registered in the Office of the S.R.O.Vanasthalipuram.,

C. Sreekanth *G. Venkateswara Rao* *[Signature]*

P. B. S.

Bk - 1, CS No 5799/2022 & Doct No
5685/2022. Sub Registrar
Sheet 2 of 7 Vanasthalipuram

E-KYC Details as received from UIDAI		
Sl No	Aadhaar Details	Address:
1	Aadhaar No: XXXXXXXX1732 Name: Eadara Sreekanth	C/O Lakshman Rao, Vanasthalipuram, K.v. Rangareddy, Telangana, 500070
2	Aadhaar No: XXXXXXXX4325 Name: Pagilla Sudhakar Reddy	S/O P Yadi Reddy, Hayathnagar, Rangareddi, Andhra Pradesh, 500070
3	Aadhaar No: XXXXXXXX0253 Name: Ganga Venkateswara Rao	C/O Ganga Thyaga Raju, Hayathnagar, K.v. Rangareddy, Telangana, 501505
4	Aadhaar No: XXXXXXXX3032 Name: Putta Ramesh	S/O P Nageshwara Rao, Tirumalagiri, Hyderabad, Telangana, 500049

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/B/C/ Pay Order	
Stamp Duty	100	0	4900	0	0	0	5000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2600	0	0	0	2600
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	8000	0	0	0	8100

Rs. 4900/- towards Stamp Duty including T D under Section 41 of IS Act, 1899 and Rs. 2600/- towards Registration Fees on the chargeable value of Rs. 2588000/- was paid by the party through E-Challan/B/C/Pay Order No: 264N84240522 dated 24-MAY-22 of KARBI

Online Payment Details Received from SBI e-P
(1). AMOUNT PAID: Rs. 8050/-, DATE: 24-MAY-22, BANK NAME: KARBI, BRANCH NAME: , BANK REFERENCE NO: 0652301113726, PAYMENT MODE: NB-1001138, ATRN: 0652301113726, REMITTER NAME: E SREEKANTH EXECUTANT NAME: E SREEKANTH AND OTHERS, CLAIMANT NAME: COMMISSIONER GHMC

Date:
25th day of May, 2022

Signature of Registering Officer
Vanasthalipuram

Certificate of Registration
Registered as document no. 5685 of 2022 of Book-1 and assigned the identification number 1 - 128 - 5685 - 2022 for Scanning on 25-MAY-22.

Registering Officer
Vanasthalipuram
(Mohan)

Generated on: 25/05/2022 11:22:41 AM



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We are the owners of the premises of North East Part of Open Plot, admeasuring 387 Sq.Yards., (Out of 837 Sq.Yards.), Open Land, admeasuring an area of 389 Sq.Yards., (Out of 1452 Sq.Yards.), the Open Land bearing Plot No.1 Bit - C, admeasuring an area of 57.7 Sq.Yards., Total admeasuring 833.7 Sq.Yards., or 697.05 Sq.Mtrs., in Survey Nos.41/3 41/33, 42, and 42/3, Situated at SAMA NAGAR in SAHEBNAGAR KALAN Village, Hayathnagar Revenue Mandal, Ranga Reddy District, Under Ward No.5, Block No.2, Hayathnagar Circle No.3 of G.H.M.C., and I/we have applied for construction of building permission for the proposed construction of Residential consisting of Stilt + 5 Upper Floors, and whereas the Greater Hyderabad Municipal Corporation has provisionally approved the sanctioned plan in respect of Open Plot of North East Part, Open Land, Plot No.1 Bit - C, Whereas required under Hyderabad revised building rules issued vide G. O.Ms.No.86, M.A.dated. 03-03-2006 & G. O.Ms.No.623 M.A., dated.01-12-2006.

We are 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.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.623 M.A., dated.01-12-2006.

AND WHEREAS, We hereby authorize the Commissioner, GHMC to enclose the terms and conditions of the G.O.Ms.No.86, M.A. Dated: 03-03-2006 & G.O.Ms.No.623 M.A. Dated, 01-12-2006 in case of violation of the terms and conditions of the sanctioned plan granted/permitted, vide Permit No. — Vide TS-bPASS File No. 004157/GHMC/2115/LBN2/2022- BP, Dated : 10-05-2022., 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.623 M.A. Dated. 01-12-2006, we do hereby mortgage the 10% of the total built up area is 160.68 Square Meters. i.e. 1729.55 Square Feet, out of the admeasuring area 697.05 Square Meters proposed construction of First Floor (as per schedule given below) to the Commissioner, GHMC by way 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 built up area 160.68 Square Meters i.e. 1729.55 Square Feet, out of admeasuring area 697.05 Square Meters in the Second Floor as the case may be way of sale after duly removing the violated/deviated portions and if any such action is initiated by the Commissioner, GHMC for the violations committee we have no objection of whatsoever nature.

C. Srikanth G. Venkateswar Rao S. S. S. P. P. H.

SCHEDULE OF PROPERTY

All that 10% of mortgage area in Second Floor area 160.68 Sq.Mtrs., i.e., 1729.55 Sft., Undivided Share of Land admeasuring 83.37 Sq.Yards., (Out of 833.7 Sq.Yards.), in North East Part of Open Plot, Open Land, and Open Land bearing Plot No.1 Bit - C, in Survey Nos. 41/3 41/33, 42, and 42/3, Situated at SAMA NAGAR in SAHEBNAGAR KALAN Village, Hayathnagar Revenue Mandal, Ranga Reddy District, Under Ward No.5, Block No.2, Hayathnagar Circle No.3 of G.H.M.C., within jurisdiction of the Sub Registrar, Vanasthalipuram, and bounded by:

BOUNDARIES OF ENTIRE LAND

NORTH :: 30' Wide Road.
 SOUTH :: Land of Katta Srinivasa Rao and Another.
 EAST :: Land in Survey No.36, Land of Dayanand and Brothers,
 Land of Sama Laxmi Narayana Reddy.
 WEST :: North West and South West Part of Open Plot, Land of
 E.Srikanth and Others and Plot No.2 Bit-D.

BOUNDARIES FOR MORTGAGED AREA IN SECOND FLOOR

NORTH :: Corridor, Stair Case and Open to Sky;
 SOUTH :: Open to Sky;
 EAST :: Open to Sky;
 WEST :: Open to Sky;

REMAINING BOUNDARIES FOR MORTGAGED AREA

NORTH :: Open to Sky;
 SOUTH :: Stair Case and Open to Sky;
 EAST :: Remaining Portion of the Flat;
 WEST :: Open to Sky;

ANNEXURE - IA

- | | | | |
|----|---|----|-------------------|
| 1) | Nature of Roof | :: | R. C. C. |
| 2) | Type of Structure | :: | Pillars and Beams |
| | Plinth area in Second Floor | :: | 1729.55 Sq.Ft |
| 3. | Executant's estimated Market Value
of the Building | :: | Rs.25,88,000/- |

1729.55 Sft., X Rs.1100/- Per Sft., = Rs.19,02,505/-
 83.37 Sq.Yards., X Rs.8,100/- Per Sq.Yards., = Rs.6,75,297/-
 Total : Rs. 25,77,802/-

C. Sreedhar G. Venkateswara Rao

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

AND whereas, in compliance of G.O.Ms.No.86, M.A. Dated.03-03-2006 & G.O.Ms.No.623 M.A. Dated: 01-12-2006. We have obtained a comprehensive building Insurance Policy as stipulated under the said G.O. and in case of failure in obtaining 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.86, M.A. Dated. 03-03-2006 & G.O.Ms.No.623 M.A. Dated. 01-12-2006.

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, GHMC at the site by way of sale/lease unless and until the Occupancy Certificate is granted by the Commissioner, GHMC to initiate proceedings for the violations of said conditions in accordance with the G.O.Ms.No.86, M.A. Dated. 03-03-2006 & G.O.Ms.No.623 M.A. Dated. 01-12-2006.

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

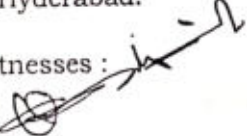
We do hereby solemnly affirm and certify that We have executed this affidavit with free will and on my own and without them being any duress of undue influence of coercion on the day, month and year herein mentioned.

1. C. Sreelakshmi
2. P. V. Sureswara
3. 
4. 

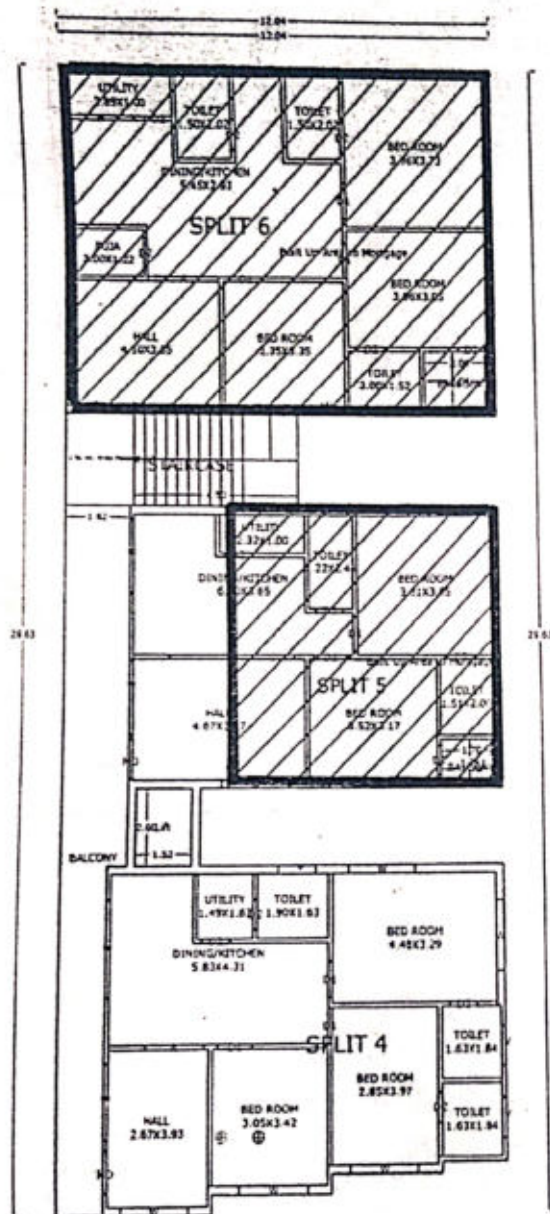
DEPONENTS.

Sworn and signed before me
on this the 25th day of May, 2022
at Hyderabad.

Witnesses :

1. 

2. E. Sudheer



MORTGAGE ON SECOND FLOOR PLAN

PLAN SHOWING THE MORTGAGE PLAN IN SECOND FLOOR, ON PLOT NO.1, BIT-C, OPEN LAND AND NORTH EAST PART OF OPEN PLOT, IN SY.NOS.42, 42/AA, 6 41/AA, SITUATED AT: SAMA NAGAR IN SAHEBN/ KALAN (V), HAYATHNAGAR (M), R. R. DIST, UNDER HAYATHNAGAR CIRCLE -3, L.B.NAGAR ZONE, G.H.1 HYDERABAD.

BELONGS TO:
SRI EADARA SREEKANTH AND OTHERS,
S/O. E.LAKSHMAN RAO.

PLOT AREA : 833.70 Sq.yds (OR) 697.05 Sq.mts.

10% REQUIRED MORTGAGE AREA : 159.69 SQ.MTS

PROVIDED MORTGAGE AREA : 160.68 SQ.MTS

SCALE 1:100

MORTGAGE

MORTGAGER

MORTGAGEE

E. Sreekanth
P. Venkateswara Rao
P. R.

E. S.