



Government of Telangana
Registration And Stamps Department

DOCUMENT No. 137 of 2022

Payment Details - Citizen Copy - Generated on 06/01/2022, 11:52 AM

SRO Name: 1527 L.B.Nagar

Receipt No: 160

Receipt Date: 06/01/2022

Name: SUNKARA BHASKARA RAO

CS No/Doct No: 141 / 2022

Transaction: Mortgage without Possession

Challan No:

E-Challan No: 380MV5050122

Chargeable Value: 2257000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 05-JAN-22

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				2260
Deficit Stamp Duty				4900
User Charges				500
Total:				7660

In Words: RUPEES SEVEN THOUSAND SIX HUNDRED SIXTY ONLY

Prepared By: ARVINDKUMAR



Signature by SR
SUB-REGISTRAR
L.B. NAGAR

SCANNED

DOCUMENT No. 137 of 2022



తెలంగాణ తెలంగాణ TELANGANA

Jyothi

AN 314494

Sl.No. 726 Date 05/1/2022 100/-
Sold to M. Venkat Aditya Reddy
S/o, W/o, D/o M. Subba Reddy a/c. P. R. R.
for whom M/s. SR Builders & Developers

J. JYOTHI
Licensed Stamp Vendor
Lic.No: 15-27-029/2014, R/L.No: 15-27-001/2020
R/O H.No. 301/1, Keshava Reddy Nagar Colony
Bhadrachalam (V), Balapur (M), R. L. D. 37,
Phone: 8570818879

SIMPLE MORTGAGE DEED

This Deed of Simple Mortgage is made and executed on this the 6th day of January, 2022, at Sub-Registrar, L.B. Nagar, By:-

1. **Sri. Sunkara Bhaskara Rao** S/o Sri. S. Swamy, Aged: 75 Years, Occ: Retired, R/o H. No. 50-93-4, Santhipuram, Akkayapalem, Vishakapatnam, Andhra Pradesh, Aadhar No. XXXX XXXX 6869
2. **Sri. M. Subba Reddy** S/o M. Venkat Subba Reddy, Aged: 56 Years, Occ: Business, R/o H. No. 8-8-12/1, Plot No. 27/A, Green Park Colony, Road No. 1, Karmanghat Ranga Reddy district, Hyderabad, Aadhar No. XXXX XXXX 7918.

M. Subba Reddy

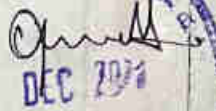
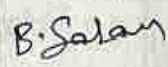
Presentation Endorsement:

Presented in the Office of the Sub Registrar, L.B.Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2260/- paid between the hours of 12 and on the 06th day of JAN, 2022 by Sri Sunkara Bhaskara Rao

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR		 M VENKAT ADITYA R [1527-1-2022-141]	M/S SR BUILDERS AND DEVELOPERS (DAGPA) REP BY ITS MANAGING PARTNER:- M VENKAT ADITYA REDDY S/O. M SUBBA REDDY H.NO.8-8-12/1, PLOT NO 27/A, GREEN PARK COLONY, KARMANGHAT VILLAGE SAROORNAGAR Mandal RR DIST	 28 OCT 2021

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K.YASHWANTH KUMAR [1527-1-2022-141]	K.YASHWANTH KUMAR REDDY R/O KARMANGHAT RR DIST	 31 DEC 2021
2		 B.S.KUMAR REDDY: [1527-1-2022-141]	B.S.KUMAR REDDY R/O CHAMPAPET RR DIST	 B.Salan

06th day of January, 2022

Signature of Sub Registrar
L.B.Nagar

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX0597 Name: Madithati Venkat Aditya Reddy	S/O Madithati Subba Reddy, kharman ghat, Rangareddi, Andhra Pradesh, 500035	

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	4900	0	0	0	5000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2260	0	0	0	2260
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	7660	0	0	0	7760

Rs. 4900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2260/- towards Registration Fees on the chargeable value of Rs. 2257000/- was paid by the party through E-Challan/BC/Pay Order No ,380MV5050122 dated ,05-JAN-22 of ,SBIN/

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L.B(Nagar)

Rep. by their Development Agreement Cum General Power of Attorney Holder:

M/s SR Builders and Developers (Pan No.AEAFS9250C), a registered Partnership Firm vide registration No.3261/2019 having its registered office at H. No. 8-8-12/1, Plot No.27/A, Green Park Colony, Road No.1, Karmanghat, Ranga Reddy District, Hyderabad represented by its Managing Partner: **M. VENKAT ADITYA REDDY, S/O. M. SUBBA REDDY**, Aged: 26 Years, Occ: Business, R/o H. No. 8-8-12/1, Plot No.27/A, Green Park Colony, Road No.1, Karmanghat Village, Saroornagar Mandal, Ranga Reddy District, Aadhar No.XXXX XXXX 0597, Cell No.9642313961.

As per Registered Development Agreement Cum General Power of Attorney Deed Doct.No.9785/2019/Bk-I, Dated:11-10-2019, Registered in the Office of the Sub-Registrar, L.B.NAGAR, Ranga Reddy District.

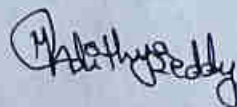
(Hereinafter called the "MORTGAGOR")

THE COMMISSIONER GREATER HYDERABAD MUNICIPAL CORPORATION, L.B.NAGAR, HYDERABAD

(Hereinafter called the "MORTGAGEE")

(The Expression of the MORTGAGOR and the MORTGAGEE herein used shall wherever the context so admits mean and include their respective heirs, executors, legal representatives, administrators, successors and assigns etc.,)

I, am the absolute owner of the premises bearing Municipal No._____, Open Land Bearing Plot Nos.279 and 280, Each admeasuring 300 Sq.Yards or its equivalent to 250.8 Sq.Mtrs., Total admeasuring 600 Sq.Yards., in Survey No.59, Ward No.8, Block No.7, Situated at Visvesvaraya Engineers Colony of KARMANGHAT VILLAGE, Saroornagar Revenue Mandal, Ranga Reddy District, Under Greater Hyderabad Municipal Corporation, L.B.Nagar Circle, by Virtue of Registered D.A.G.P.A. Deed Doct.9785/2019/Bk-I, Dated:11-10-2019, Registered in the Office of the Sub-Registrar, L.B. Nagar, Ranga Reddy District, and I, have apply for construction of building permission for proposed construction of Residential Stilt + 5 Upper Floors



Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 7660/-, DATE: 05-JAN-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1727209442539, PAYMENT MODE: CASH-1001138, ATRN: 1727209442539, REMITTER NAME: MS SR BUILDERS AND DEVELOPERS, EXECUTANT NAME: MS SR BUILDERS AND DEVELOPERS, CLAIMANT NAME: THE COMMISSIONER GHMC).

Date:

06th day of January, 2022

Signature of Registering Officer

L.B.Nagar

Certificate of Registration

Registered as document no. 137 of 2022 of Book-1 and assigned the identification number 1 - 1527 - 137 - 2022 for Scanning on 06-JAN-22.

Registering Officer

L.B.Nagar

(M.Ravikanth)

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L.B.Nagar

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and whereas the Greater Hyderabad Municipal Corporation has provisionally approved the sanctioned plan in respect of premises bearing Open Land Bearing Plot Nos.279 and 280, Each admeasuring 300 Sq.Yards or its equivalent to 250.8 Sq.Mtrs., Total admeasuring 600 Sq.Yards., in Survey No.59, Ward No.8, Block No.7, Situated at Visvesvaraya Engineers Colony of KARMANGHAT VILLAGE, Saroornagar Revenue Mandal, Ranga Reddy District, Under Greater Hyderabad Municipal Corporation, L.B.Nagar Circle, Whereas required under Hyderabad revised building rules issued vide G.O. Ms. No.168MA, Dt. 07-04-2012.

I, 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. I, do hereby execute the present undertaking affidavit in compliance of the said G.O. Ms. No.168MA, Dt. 07-04-2012.

AND WHEREAS, I, hereby authorize the Commissioner, GHMC to enforce the terms and conditions of the G.O. Ms. No., G.O. Ms. No.168MA, Dt. 07-04-2012. In case of violation of terms and conditions of the sanctioned plan granted/permitted vide File No.2/C4/05227/2021, Dated:07-05-2021, to initiate summary demolition proceedings in respect of the violated portion.

AND WHEREAS, in compliance of the said G.O. Ms. No., G.O. Ms. No.168MA, Dt. 07-04-2012. I/We do hereby hand over the 10% of the total built up area is **129.85 Sq.Mtrs**, proposed construction of Second 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. I, hereby authorize the Commissioner, GHMC to dispose of the 10 % of the total built up area provided **129.85 Sq.Mtrs.**, (Out of 1196.85 Sq.Mtrs) 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.



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SCHEDULE OF PROPERTY

All that the Plot Nos.279 and 280, Each admeasuring 300 Sq.Yards or its equivalent to 250.8 Sq.Mtrs., Total admeasuring 600 Sq.Yards., in Survey No.59, Ward No.8, Block No.7, Situated at Visvesvaraya Engineers Colony of KARMANGHAT VILLAGE, Saroornagar Revenue Mandal, Ranga Reddy District, Under Greater Hyderabad Municipal Corporation, L.B.Nagar Circle, **10% of the Total Built-up area 129.85 Sq.Mtrs., (i.e., 1397 Sq.Feets and U/d share of Land admeasuring 60 Sq.Yards in Second Floor)** and bounded by:-

NORTH : Plot Nos.277 and 278;

SOUTH : 30' Wide Road;

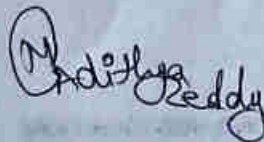
EAST : Open Land 10' Wide Path;

WEST : Plot No.281;

Market Value amount of **Rs.22,57,000/- (Rupees Twenty Two Lakhs Fifty Seven Thousand Only)**.

AND WHEREAS, I, do hereby undertake that as per the sanctioned plan We will leave the prescribed set backs or open spaces and the areas left for the road widening in case of failing to comply those conditions, We do hereby authorize the Commissioner, GHMC to remove the same at our cost.

AND WHEREAS, in compliance of G.O. Ms. No. G.O. Ms. No.168MA, Dt. 07-04-2012, I, 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 authorized to initiate appropriate actions for the violation of said terms and conditions in accordance with the G.O. Ms. No. G.O.Ms.No.168 MA, Dated:07-04-2012.


M. Adithyan Reddy

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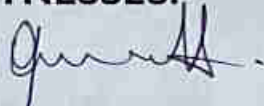
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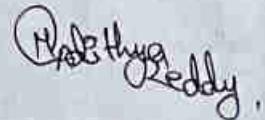
AND WHEREAS, I, do hereby undertake that I, shall not deliver the possession of any part of built-up area of the proposed building to be constructed by virtue of the provision sanctioned plan granted by the Commissioner, GHMC at the site by way of Sale/Lease unless and until the Occupancy Certificate is granted by the Commissioner, GHMC to initiate proceedings for violations of said conditions in accordance with G.O. Ms. No. G.O.Ms.No.168 MA, Dated:07-04-2012.

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

I, do hereby solemnly affirm and certify that I, have executed this affidavit with free will and violation on our own and without there being any duress or undue influence or coercion on this 6th day of January, 2022, herein above mentioned in presence of the following witnesses.

WITNESSES:

1. 
2. B. Salan


Reddy

DEPONENT

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PLAN SHOWING THE 10% MORTGAGE PORTION IN SECOND FLOOR ON PROPOSED RESIDENTIAL FLATS FOR STILT + 5 UPPER FLOORS IN PLOT NO. S 279 & 280 IN SURVEY No. 59, SITUATED AT VISHVESHWARAIAH ENGINEERS COLONY, KARMANGHAT VILLAGE, SAROOR NAGAR MANDAL, R R DIST. BELONGING TO SUNKARA BHASKARA RAO S/O S. SWAMY & M. SUBBA REDDY S/O M. VENKAT SUBBA REDDY REP.BY DEV. AG. CUM GPA HOLDERS M/S SR BUILDERS AND DEVELOPERS REP. M. VENKAT ADITYA REDDY S/O M. SUBBA REDDY

TOTAL PLOT AREA: 600 SQ YDS OR 501.60 SQ MTS

TOTAL BUIT UP AREA : 1196.85 SQ MTS

10% MORTGAGE TO GHMC IN SECOND FLOOR : 129.85 SQ MTS

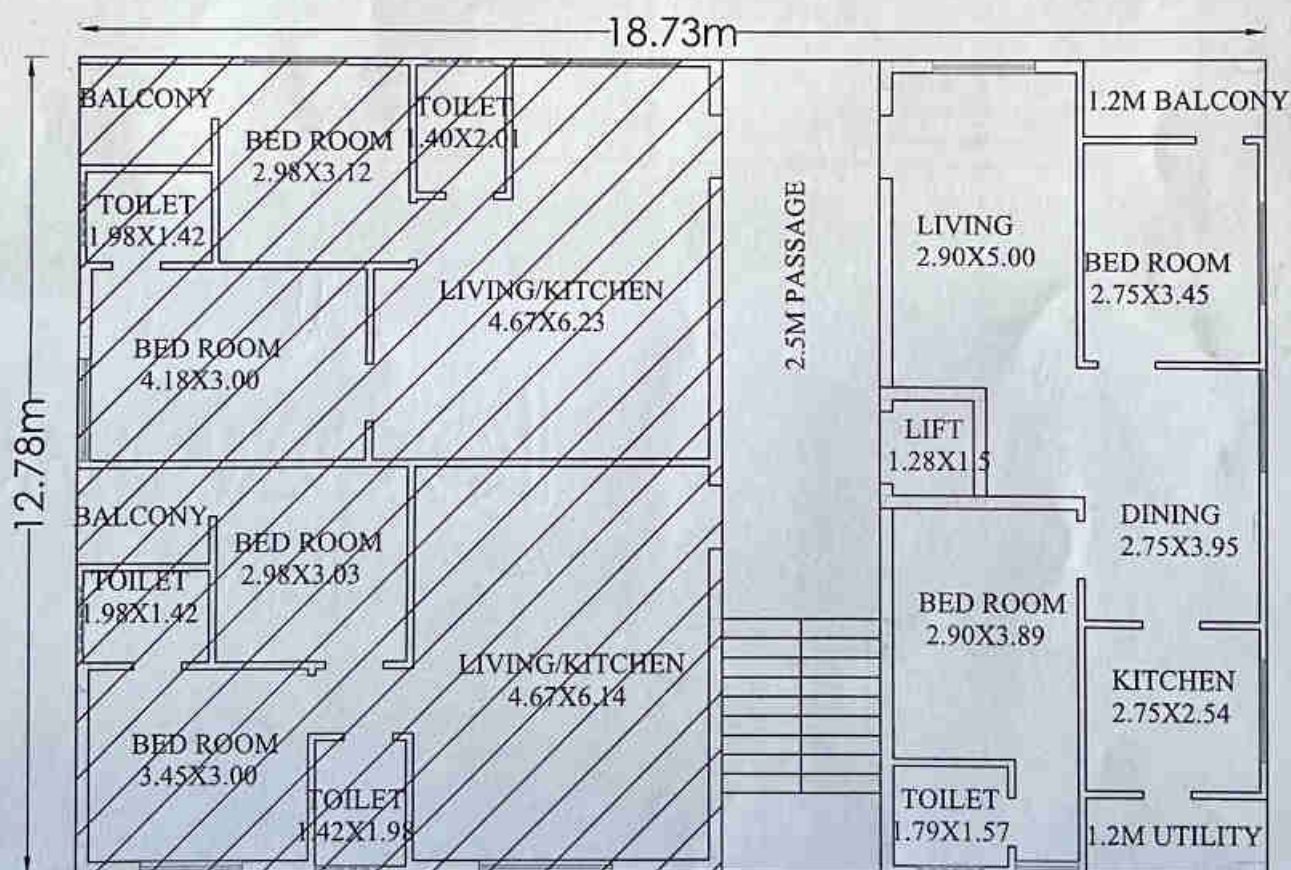
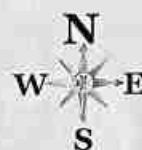
BOUNDARIES FOR MORTGAGE PORTION :

NORTH : OPEN TO SKY

SOUTH : OPEN TO SKY

EAST : CORRIDOR & PASSAGE

WEST : OPEN TO SKY



SECOND FLOOR PLAN

M. Subba Reddy

OWNER SIGNATURE

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L.B. Nagar



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Government of India

Download Date: 18/04/2020



మదీతాటి వెంకట్ అదిత్య రెడ్డి
Madhathi Venkat Aditya Reddy
పుట్టిన తేదీ/DOB: 21/08/1995
పురుషుడు/ MALE

Issue Date: 27/02/2020

3830 1053 0597
VID : 9178 6672 4652 2570

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

వివరాలు:
S/O Madhathi Subba Reddy, 8-8-27/1, Green Park Colony, Road No-1, kharman ghat, Rangareddi, Andhra Pradesh - 500035



Address:
S/O Madhathi Subba Reddy, 8-8-27/1, Green Park Colony, Road No-1, kharman ghat, Rangareddi, Andhra Pradesh - 500035

3830 1053 0597
VID : 9178 6672 4652 2570

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భారత సర్కార్
Government of India

Download Date: 18/03/2020



కొవ్వూరు యశ్వంత్ కుమార్ రెడ్డి
Kovvuru Yeshwanth Kumar Reddy
జనన తేదీ/DOB: 10/04/1995
పురుషుడు/ MALE

Issue Date: 22/01/2020

8395 0446 4284
VID : 9108 0489 6962 2464

నన్న ఆధార్, నన్న గురుతు

భారతీయ విశిష్ట గురుతు ప్రాధికార సంస్థ
Unique Identification Authority of India

వివరాలు:
కోవ్వూరు గీతా రెడ్డి, 8-1-12/308 నారాయణ హైట్స్, క్రాంతి యుత్థా క్లబ్, ఆవాటామంగట్, కే.వి.రంగారెడ్డి, తెలంగాణ - 500079



Address:
C/O Kovvuru Geetha Reddy, 8-1-12/308 Narayana Heights, Kranthi youth Club, Beside Govt School, Karmanghat, K.V. Rangareddy, Telangana - 500079

8395 0446 4284
VID : 9108 0489 6962 2464

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GOVERNMENT OF INDIA

బాదేపల్లి సారం కుమార్ రెడ్డి
Badepli Saran Kumar Reddy
పుట్టిన తేదీ/DOB: 01/07/1993
పురుషుడు / MALE

5257 3520 5975

నా ఆధార్ - నా గుర్తింపు



S. Solan

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O రాజ రెడ్డి, 17-1-382/VP/13, Vishnu Puri Colony, Champapet, Rangareddi, Andhra Pradesh - 500079

వివరాలు:
S/O రాజ రెడ్డి, 17-1-382/VP/13, Vishnu Puri Colony, Champapet, Rangareddi, Andhra Pradesh - 500079

5257 3520 5975

ఆంధ్ర ప్రదేశ్ - 500079

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P.O. Box No. 1947, Bangalore-560 001

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