



తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 1397 Date 11/09/2019

Sold to V. SAMBI REDDY S/o V PRAKASH REDDY

For Whom M/s FORTUNE GREEN HOMES 10/11/19

MORTGAGE DEED

V 007873

Y. KANAKA MAHA LAKSHMI
LICENCED STAMP VENDOR
Lic. No. 15-18-003/2017,
H.No. 1-3-6/1/A, (V) Budvel, (M) Rajendranagar,
R.R. Dist. Ph: 9493209275

THIS DEED OF MORTGAGE is made and executed on this the 13th day of September, 2019, at S.R.O. Gandipet, Ranga Reddy District, by and between :-

M/s. FORTUNE GREEN HOMES, a Firm incorporated under the Firm's Act 1932 having its registered office at Plot No.17, First Floor, Tulasi's Lakshmi Nilayam, Sanskruthi Township, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Telangana State (Pan No.AAFF4551J) vide its registration Firm No.3585/2017, dated:21-08-2017, Represented by Managing Partners

i. Sri Sambhi Reddy Vanga, S/o. Sri Prakash Reddy Vanga, aged 41 years, Occ. business, R/o. Flat No.G-3, Hallmark Rain Valley- I, Alkapoor Township, Nekkampur, Hyderabad [AADHAAR NO.896798663370,

ii. Sri. Venkata Suresh Somisetty S/o. Sri. S.Satyanarayana, aged about 39 years, Occupation:Business, R/o. Flat No.402, Plot Nos.502 & 503, Vikram Sneha Heights, Gayatri Nagar, Borabanda, Balanagar, Hyderabad - 500018, Aadhaar No.3370 2353 9039.

Hereinafter called the "FIRST PARTY"

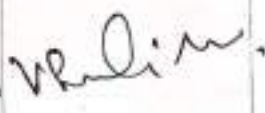
For FORTUNE GREEN HOMES

Managing Partner

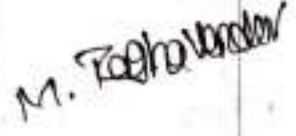
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Gandipet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 3858/- paid between the hours of _____ and _____ on the 13th day of SEP, 2019 by Sri Sambi Reddy Vanga

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR		 VENKATA SURESH SC [1525-1-2019-10829]	VENKATA SURESH SOMISETTY S/O. S.SATYANARAYANA FLAT NO.402,VIKRAM SNEHA HEIGHTS,BORABANDA,HYDERABAD,T elangana,500018, GAYATRI NAGAR	
2	MR		 M'S FORTUNE GREEP [1525-1-2019-10829]	M'S FORTUNE GREENHOMES REP BY ITS SAMBI REDDY VANGA S/O. PRAKASH REDDY VANGA FLAT NO.G-3,HALLMARK RAIN VALLEY I,NEKNAMPUR,HYDERABAD,Telangana ,500089, ALKAPOOR TOWNSHIP.	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 M.RAGHAVENDER::1 [1525-1-2019-10829]	M.RAGHAVENDER Aadhaar No. ----- 2724	
2		 G.DHANUNJAYA REDDY::1 [1525-1-2019-10829]	G.DHANUNJAYA REDDY Aadhaar No. ----- 9771	

13th day of September, 2019

Signature of Sub Registrar
Gandipet

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	3858	0	0	0	3858
User Charges	NA	0	100	0	0	0	100
Total	100	0	8958	0	0	0	9058

Rs. 5000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 3858/- towards Registration Fees on the chargeable value of Rs. 3858000/- was paid by the party through E-Challan/BC/Pay Order No. 980MT7130919 dated 13-SEP-19 of, SBIN

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Sub Registrar Gandipet

IN FAVOUR OF

**METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN
DEVELOPMENT AUTHORITY, TARNAKA, HYDERABAD,**

Hereinafter called the "SECOND PARTY"

THE "FIRST AND SECOND PARTY" which expression shall mean and include all their heirs, executors, administrators etc.

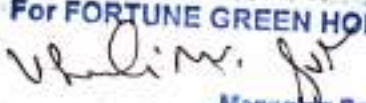
WHEREAS the First Party is the Owner/Developer of the Plot No.66/Part (Northern Part) and 67 in Sector-III, 'C'-Block in Survey No.236/1 & 237, admeasuring 890.00 Square yards or equivalent to 744.04 Square meters situated at Alakaapoor Township, PUPPALGUDA VILLAGE, Gandipet Mandal (previously Rajendranagar Mandal), Ranga Reddy District, Telangana State, vide Registered Sale Deed Document No.6492/2019 and Development Agreement cum Irrevocable General Power of Attorney Document No.6955/2019 both documents registered at S.R.O., Gandipet, Ranga Reddy District.

WHEREAS the First Party is the Owner/Developer of the Plot No.66/Part (Northern Part) and 67 in Sector-III, 'C'-Block in Survey No.236/1 & 237, admeasuring 890.00 Square yards or equivalent to 744.04 Square meters situated at Alakaapoor Township, PUPPALGUDA VILLAGE, Gandipet Mandal (previously Rajendranagar Mandal), Ranga Reddy District, Telangana State, and I/We, have got the construction building permission construction of Residential Apartments building consisting 1Stilt + Five Upper Floors and whereas the Hyderabad Metropolitan Development Authority has provisionally approved the sanctioned plan vide Application No.026009/SKP/R1/U6/HMDA/18072019, date:18-07-2019 in respect of the above said property, and whereas required under Hyderabad revised building rules issued vide G.O.Ms.No.86 MA dt:03-03-2006, G.O.Ms.No.171 MA dt:19-04-2006 & G.O.Ms.No.623 MA dt:01-12-2006, G.O.Ms.No.168 MA dt:07-04-2012.

I/We, execute and submit an undertaking affidavit in favour of the HMDA, Commissioner, Hyderabad Metropolitan Development Authority authorizing him to initiate appropriate action as per the said G.O, and I am agreeing to abide by the terms and conditions of the said G.O.,

I/We, do hereby execute the present undertaking /affidavit in compliance of the said G.O.Ms.No.86 MA dt:03-03-2006, G.O.Ms.No.171 MA dt:19-04-2006 & G.O.Ms.No.623 MA dt:01-12-2006, G.O.Ms.No.168 MA dt:07-04-2012.

AND WHEREAS, I/We, hereby authorize the Metropolitan Commissioner Hyderabad Metropolitan Development Authority to enforce the terms and conditions of G.O.Ms.No.86 MA dt:03-03-2006, G.O.Ms.No.171 MA dt:19-04-2006 & G.O.Ms.No.623 MA dt:01-12-2006, G.O.Ms.No.168 MA dt:07-04-2012 in case of violation of the terms and conditions of the sanctioned plan granted/permited.

For FORTUNE GREEN HOMES

Managing Partner

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 8958/-, DATE: 13-SEP-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 5279854295724, PAYMENT MODE: NB-1000200, ATRN: 5279854295724, REMITTER NAME: VANGA SAMBI REDDY , EXECUTANT NAME: FORTUNE GREENHOMES, CLAIMANT NAME: METROPOLITAN COMMISSIONER HMDA).

Date:

13th day of September, 2019

Signature of Registering Officer

Gandipet

1వ పునకము 2019 సం. త. స. 1941
పు. 10506... రిజిస్ట్రారు చేయబడి
స్వామింగు నిమిత్తం... 1525...
1వ 10506... 2019 ఇవ్వడమైనది.
2019 సం. సెప్టెంబర్ 13... చేది.

సబ్ రిజిస్ట్రార్

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AND WHEREAS, in compliance of the G.O.Ms.No.86 MA dt:03-03-2006, G.O.Ms.No.171 MA dt:19-04-2006 & G.O.Ms.No.623 MA dt:01-12-2006, G.O.Ms.No.168 MA dt:07-04-2012, we do hereby hand over the 12.83% proposed First Floor (as per Schedule given below) to the Metropolitan Commissioner Hyderabad Metropolitan Development Authority by way of this undertaking in case we violate the terms and conditions of the sanctioned plan we hereby authorize the Metropolitan Commissioner Hyderabad Metropolitan Development Authority to dispose of the **12.83% of the total built up area i.e., 238.92 Square Meters** 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 Metropolitan Commissioner Hyderabad Metropolitan Development Authority, I/We have no objection of whatsoever nature.

That the Value of the Simple Mortgage area i.e. **238.92 Square meters or 2571.71 Square feet** at rate of Rs.1500/- per Square feet = **Rs.38,57,565/-**

SCHEDULE OF THE PROPERTY

All that Residential property bearing permission No.026009/SKP/R1/U6/HMDA/18072019, Plot No.66/Part (Northern Part) and 67 in Sector-III, 'C'-Block in Survey No.236/1 & 237, situated at Alakaapoor Township, PUPPALGUDA VILLAGE, Commissioner Manikonda Jagir Municipality, Gandipet Mandal (previously in Rajendranagar Mandal), Ranga Reddy District, Telangana State, admeasuring **12.83% mortgage Area : 238.92 Square meters or 2571.71 Square feet (Flat Nos.101, 102 & 104 on First Floor)**, situated at Alkapoor Township, Puppalguda Village, Commissioner Manikonda Jagir Municipality, Gandipet Mandal (previously in Rajendranagar Mandal), Ranga Reddy District, Telangana State Bounded by:-

BOUNDARIES FOR ENTIRE LAND

NORTH	:	Open Land.
SOUTH	:	Plot No.66/Part (Southern Part).
EAST	:	40'-0" Wide Road.
WEST	:	Plot No.68

BOUNDARIES FOR FLAT No.101 ON FIRST FLOOR PLINTH AREA 847.87 SQUARE FEET, UNDIVIDED SHARE OF LAND ADMEASURING 36.59 SQUARE YARDS

NORTH	:	Open to Sky
SOUTH	:	Open to Sky.
EAST	:	Stair Case & Corridor.
WEST	:	Open to Sky.

For FORTUNE GREEN HOMES



Handwritten signature
Managing Partner

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Gandipet

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BOUNDARIES FOR FLAT No.102 ON FIRST FLOOR PLINTH AREA 847.87 SQUARE FEET, UNDIVIDED SHARE OF LAND ADMEASURING 36.59 SQUARE YARDS

NORTH	:	Open to Sky
SOUTH	:	Open to Sky.
EAST	:	Corridor.
WEST	:	Open to Sky.

BOUNDARIES FOR FLAT No.104 ON FIRST FLOOR PLINTH AREA 875.96 SQUARE FEET, UNDIVIDED SHARE OF LAND ADMEASURING 37.80 SQUARE YARDS

NORTH	:	Lift & Open to Sky
SOUTH	:	Open to Sky.
EAST	:	Open to Sky.
WEST	:	Stair Case & Corridor.

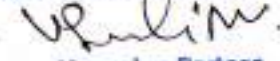
And whereas, I/We, do hereby undertake that as per the sanctioned plan we will leave the prescribed setbacks or open spaces and the areas left for the Road Widening and in case of failing to comply those conditions I do hereby authorize the Metropolitan Commissioner Hyderabad Metropolitan Development Authority to remove the same at my cost.

And whereas, in compliance of G.O.Ms.No.86 MA dt:03-03-2006, G.O.Ms.No.171 MA dt:19-04-2006 & G.O.Ms.No.623 MA dt:01-12-2006, G.O.Ms.No.168 MA dt:07-04-2012, I/We have obtained at comprehensive Building Insurance Policy as stipulated under the said G.O. and in case of failure in obtained said policy the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority is hereby authorize to initiate appropriate action for the violation of said terms and conditions in accordance with G.O.Ms.No.86 MA dt:03-03-2006, G.O.Ms.No.171 MA dt:19-04-2006 & G.O.Ms.No.623 MA dt:01-12-2006, G.O.Ms.No.168 MA dt:07-04-2012.

And whereas, I/We, do hereby undertake that I/We shall not deliver the possession of any part of built up area of the proposed building to the constructed by virtue of the provisional sanctioned plan granted by the Metropolitan Commissioner Hyderabad Metropolitan Development Authority at the site by way of sale/ lease unless and until the Occupancy Certificate is granted by the Metropolitan In case of any violation of said condition I do hereby authorize the Metropolitan Commissioner Hyderabad Metropolitan Development Authority to initiate proceedings for violation of said condition in accordance with the G.O.Ms.No.86 MA dt:03-03-2006, G.O.Ms.No.171 MA dt:19-04-2006 & G.O.Ms.No.623 MA dt:01-12-2006, G.O.Ms.No.168 MA dt:07-04-2012.

I do hereby further undertake that we will comply all those term and conditions imposed by the Metropolitan Commissioner Hyderabad Metropolitan Development Authority pursuant to the building application for the proposed sanctioned plan granted me.

For FORTUNE GREEN HOMES

 
Managing Partner

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IN WITNESS WHEREOF THE FIRST PARTY herein have executed this SIMPLE MORTGAGE with his free will and violation on my own and without there being any duress or undue influence or coercion on the day, month and year in the following witnesses.

WITNESSES:

1. M. Raghavender

2. G. Pradeep

For FORTUNE GREEN HOMES

[Signature]
Managing Partner

FIRST PARTY.

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భారత ప్రభుత్వం
Government of India

 వంగి సాంబి రెడ్డి
Vanga Sambhi Reddy
పుట్టిన తేదీ/DOB: 10/02/1976
పురుషుడు/ MALE

8967 9866 3370

నా ఆధార్, నా గుర్తింపు

Vhulim.

భారత ప్రభుత్వం
Government of India

 సోమిశెట్టి వెంకట సురేష్
Somisetty Venkata Suresh

పుట్టిన సంవత్సరం / Year of Birth: 1979
పురుషుడు / Male

3370 2353 9039

ఆధార్ - సామాన్యుని హక్కు

for

భారత ప్రభుత్వం
Government of India

 గున్నామరెడ్డి ధనునాయ రెడ్డి
Gunnamareddy Dhanunajya Reddy
పుట్టిన తేదీ/DOB: 01/06/1993
పురుషుడు/ MALE

2048 5295 9771

నా ఆధార్, నా గుర్తింపు

for

**INDIAN UNION DRIVING LICENCE
TELANGANA STATE**

TS01320160011918
MANNE PASHAVENDER
MANNE MALLESHA
2-77
KISMATHUR
RAJENDRANAGAR-505099
RAJENDRANAGAR
RANGA REDDY-506086

Signature: *M. Koghavender*
Issued On: 26/07/2019
Licensing Authority: **K. S. RANGAREDDY**

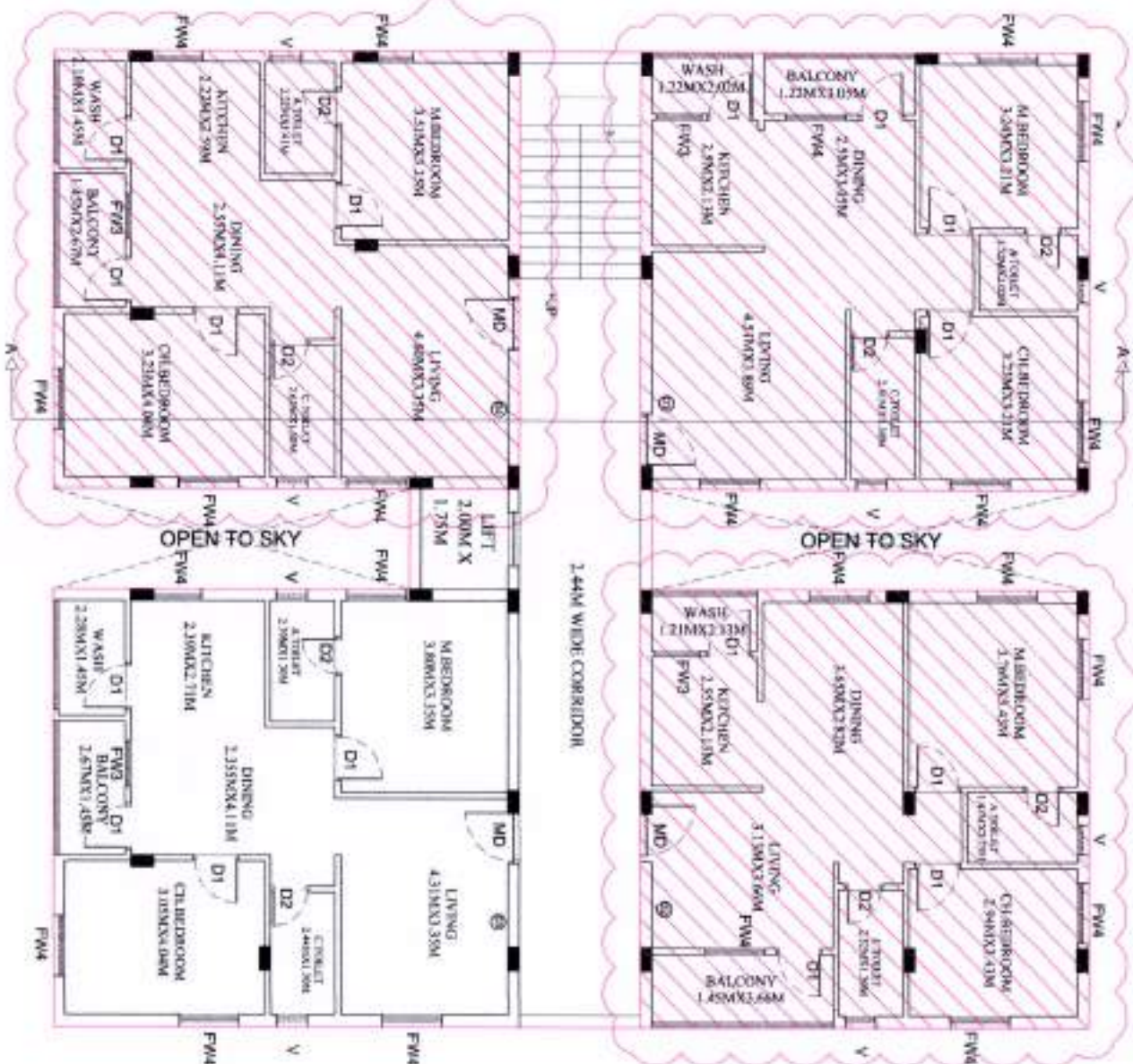
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78.77 SMT

78.77 SMT



81.38 SMT

FIRST FLOOR PLAN (MORTGAGE PLAN)

PROPOSED RESIDENTIAL APARTMENT ON PLAT NO-02/03/04/05/06/07/08/09/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/122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10506/2019 Sheet 7 of 8 Sub Registrar
Gandipet

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Online Challan Proforma [SRO copy]



Registration & Stamps Department
Telangana

Challan No:

980MT7130919

Bank Code : SBIN

Payment : NB

Remitter Details

Name VANGA SAMBI REDDY
PAN Card No AAFF4551J
Aadhar Card No
Mobile Number *****727
Address ALKAPOOR TOWNSHIP
HYDERABAD

Executant Details

Name FORTUNE GREENHOMES
Address PUPPALAGUDA HYDERABAD

Claimant Details

Name METROPOLITAN COMMISSIONER
HMDA
Address TARENAKA HYDERABAD

Document Nature

Nature of Document Mortgage without Possession
Property Situated in(District) RANGAREDDY

Amount Details

Stamp Duty 5000
Transfer Duty 0
Registration Fee 3858
User Charges 100
TOTAL 8958
Total in Words Eight Thousand Nine Hundred and
Fifty Eight Rupees Only

Date(DD-MM-YYYY) 13-09-2019

Transaction Id 5279854295724

Stamp & Signature _____

Online Challan Proforma[Citizen copy]



Registration & Stamps Department
Telangana

Challan No:

980MT7130919

Bank Code : SBIN

Payment : NB

Remitter Details

Name VANGA SAMBI REDDY
PAN Card No AAFF4551J
Aadhar Card No
Mobile Number *****727
Address ALKAPOOR TOWNSHIP
HYDERABAD

Executant Details

Name FORTUNE GREENHOMES
Address PUPPALAGUDA HYDERABAD

Claimant Details

Name METROPOLITAN COMMISSIONER
HMDA
Address TARENAKA HYDERABAD

Document Nature

Nature of Document Mortgage without Possession
Property Situated in(District) RANGAREDDY

Amount Details

Stamp Duty 5000
Transfer Duty 0
Registration Fee 3858
User Charges 100
TOTAL 8958
Total in Words Eight Thousand Nine Hundred and
Fifty Eight Rupees Only

Date(DD-MM-YYYY) 13-09-2019

Transaction Id 5279854295724

Stamp & Signature _____

Bk - 1, CS No 10829/2019 & Doct No
10506/2019 Sub Registrar
Gandipet

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