



తెలంగాణ తెలంగాణ TELANGANA

BD 170772

Tran Id: 240214163023601111
 Date: 14 FEB 2024, 04:33 PM
 Purchased By:
 NELAPATI RAMA RAO
 S/o N.LAKSHMINARAYANA
 R/o RR DIST
 For Whom
 M/S RAINBOW CONSTRUCTIONS

M.NAGESH
 LICENSED STAMP VENDOR
 Lic. No. 15-15-066/2011
 Ren.No. 15-15-011/2023
 1-17, Anajpur Village
 Abdullapurmet Mandal Ranga
 Reddy District
 Ph 7396135784

**SIMPLE MORTGAGE
 ANNEXURE-II
 AFFIDAVIT**

Smt. MANGALAGIRI SRIDEVI W/o. SRI. MANGALAGIRI TULASIDAS, D/o. LOHI DAS, aged about 50 years, Occupation: House Wife, R/o: H.No. 54-19-16/A, Jayaprakash Nagar, 2nd Lane, Vijayawada, Andhra Pradesh - 520 008, (Aadhaar No.7078 7355 7144, Pan No. EHTPM 0404A. Mobile No. 94901 79338)

Do hereby Rep. by her D.A.G.P.A.HOLDER:

M/S. RAINBOW CONSTRUCTIONS, (bearing PAN: AAPFR0202A) a partnership firm bearing Regn. No. 2738/2012 Regd. With the Registrar of firms, Medchal Malkajgiri District, having its office at: H.No.11-13-1377/2/305, Flat No.305, City Centre Apartments, Margadarshi Colony, Saroornagar, Ranga Reddy District, Hyderabad - 500 035.

REP.BY ITS MANAGING PARTNER:

SRI. NELAPATI RAMA RAO, S/o. SRI. N.LAKSHMINARAYANA, aged about 49 years, Occupation: Business, R/o.H.No.5-5-261/494, Plot No.494, Near: Community Hall, Prasanth Nagar, Vanasthalipuram, Ranga Reddy Dist Hyderabad T.S- 500 070. (Aadhaar No. 7114 4794 6176, PAN NO.ABVPN2225L Mobile No.98666 61199.

N. Rama Rao

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As per Registered Development Agreement – Cum Irrevocable General Power of Attorney bearing Document No.11125/2023, Book No.I, Dated : 23-11-2023, Registered in the Office of the S.R.O. L.B.Nagar, Ranga Reddy District, and the Principal Owner is alive and the Development Agreement – Cum – General Power of Attorney Holders do hereby declare that the principal owners are alive and the said D.A.G.P.A. is still in force as on today.

(Hereinafter called the Owner).

IN FAVOUR OF

**COMMISSIONER GREATER HYDERABAD MUNICIPAL CORPORATION,
HYDERABAD.**

Hereinafter called the Mortgagee).

I/We the owner of the Premises of the **Plot No.50, admeasuring 470 Sq.yds or equivalent to 392.97 Sq.Mtrs., in Sy.No.60/C New, (Old No.60 Part), Situated at Ward No.8, Block No. 3 of Sri Ramana Colony, of KARMANGHAT Village, Saroornagar Rev. Mandal, Ranga Reddy District., Under L.B.Nagar Circle of Greater Hyderabad Municipal Corporation, Telangana State.,** and I/we have applied for construction of building permission for the proposed construction of Residential Apartment Building Consisting of Stilt + 4 + 5th Floor TDR Floor, (i.e., Stilt + 5 Upper Floors), and whereas the Greater Hyderabad Municipal Corporation has provisionally approved the sanctioned plan in respect of Plot No.50, 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.

I/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 I/We 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, M.A., dated. 03-03-2006 & G.O.Ms.No.623 M.A., dated.01-12-2006, & G.O.Ms.No.171 MA Dated : 19-04-2006, G.O.Ms.No.168, Dated : 07-04-2012 & G.O.Ms. No.7, Dated : 05-01-2016,

AND WHEREAS, I/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 & G.O.Ms.No.171 MA Dated : 19-04-2006, G.O.Ms.No.168, Dated : 07-04-2012 & G.O.Ms. No.7, Dated : 05-01-2016, in case of violation of the terms and conditions of the sanctioned plan granted/permittted., TS-bPASS Lr.No.014369/GHMC/7039/LBN2/2024-BP, Dated : 05-02-2024, to initiate summary demolition proceedings in respect of the violated portion.

N. Sana Sw.

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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, & G.O.Ms.No.171 MA Dated : 19-04-2006, G.O.Ms.No.168, Dated : 07-04-2012 & G.O.Ms. No.7, Dated : 05-01-2016, we do hereby mortgage the 10% of the total built up area is 111.82 Square Meters. i.e. 1203.63 Square Feet, out of the admeasuring area 392.97 Square Meters proposed construction of Residential Building Consisting of Second 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 111.82 Square Meters. i.e. 1203.63 Square Feet, out of the admeasuring area 392.97 Square Meters proposed construction of Residential Building Consisting of 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.

SCHEDULE OF PROPERTY

All that 10% of mortgage area in **Second Floor** area 111.82 Square Meters., i.e., 1203.63 Sft., **Undivided Share of Land** admeasuring 47 Sq.Yards., or 39.29 Sq.Mtrs., (Out of 470 Sq.Yards., or 392.97 Sq.Mtrs), in Plot No.50, admeasuring 470 Sq.yds or equivalent to 392.97 Sq.Mtrs., in Sy.No.60/C New, (Old No.60 Part), Situated at Ward No.8, Block No.3 of Sri Ramana Colony, of KARMANGHAT Village, Saroornagar Rev. Mandal, Ranga Reddy District., Under L.B.Nagar Circle of Greater Hyderabad Municipal Corporation, Telangana State., within jurisdiction of the Sub Registrar, L.B.Nagar, and bounded by:

BOUNDARIES OF ENTIRE LAND

NORTH :: Neighbours.
SOUTH :: Plot No.51.
EAST :: Plot Nos.83 & 84.
WEST :: 30' Wide Road.

BOUNDARIES FOR MORTGAGED AREA SPLIT - 2

NORTH :: Balcony, Split 1 and Lift.
SOUTH :: Open to Sky.
EAST :: Balcony and Stair Case.
WEST :: Balcony and Open to Sky

REMAINING BOUNDARIES FOR MORTGAGED AREA SPLIT - 1

NORTH :: Open to Sky.
SOUTH :: Remaining Part of Split 1.
EAST :: Remaining Part of Split 1.
WEST :: Open to Sky

N. Suman



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ANNEXURE - IA

- | | | | |
|----|--|----|-------------------|
| 1) | Nature of Roof | :: | R. C. C. |
| 2) | Type of Structure | :: | Pillars and Beams |
| | Plinth area in Second Floor | :: | 1203.63 Sq.Ft |
| 3. | Executant's estimated Market Value of the Building | :: | Rs.21,14,000/- |

1203.63 Sft., X Rs.1100/- Per Sft., = Rs.13,23,993/-
47 Sq.Yards., X Rs.16,800/- = Rs.7,89,600/-
Total : Rs.21,13,593/-

And whereas, I/We do hereby undertake that as per the sanctioned plan I/We will leave the prescribed setbacks open spaces and the areas for the Road Widening and in case of failing to comply those conditions I/we do hereby authorize the Commissioner, GHMC to remove at my 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. & G.O.Ms.No.171 MA Dated : 19-04-2006, G.O.Ms.No.168, Dated : 07-04-2012 & G.O.Ms. No.7, Dated : 05-01-2016, I 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. & G.O.Ms.No.171 MA Dated : 19-04-2006, G.O.Ms.No.168, Dated : 07-04-2012 & G.O.Ms. No.7, Dated : 05-01-2016,

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 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. & G.O.Ms.No.171 MA Dated : 19-04-2006, G.O.Ms.No.168, Dated : 07-04-2012 & G.O.Ms. No.7, Dated : 05-01-2016,

I/We do hereby further undertake that I/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.

N. Kumar

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I/We do hereby solemnly affirm and certify that I/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.



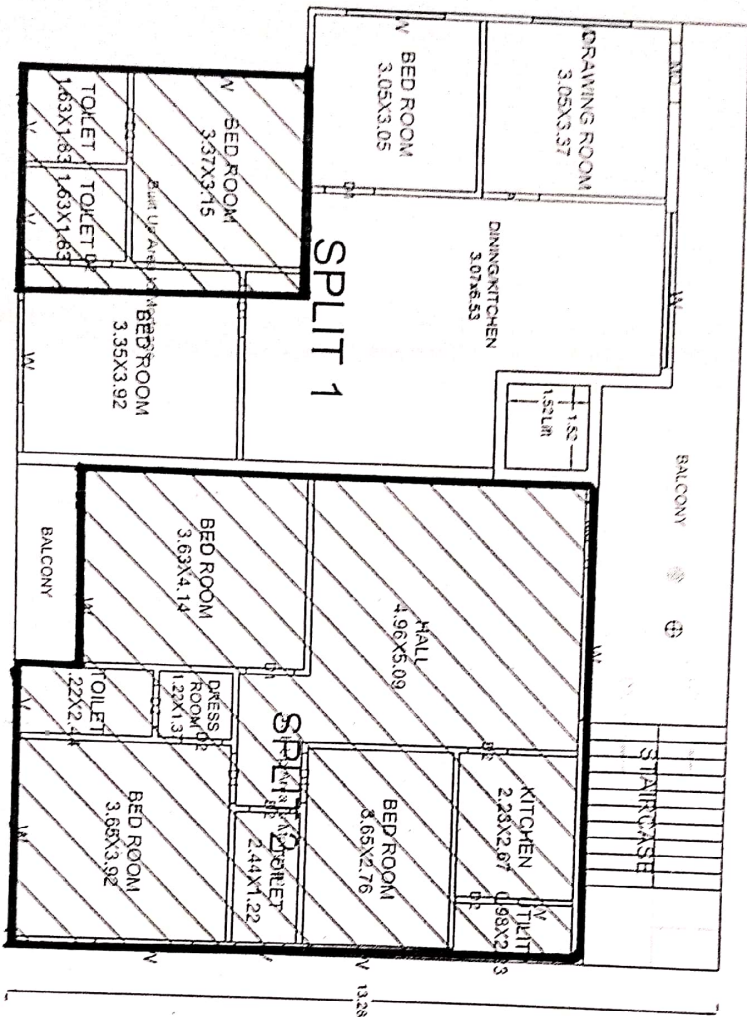
(SIG.OF THE D.A.G.P.A.HOLDER)
M/S. RAINBOW CONSTRUCTIONS
D E P O N E N T

Sworn and signed before me
on this the 15th day of February, 2024.
at Hyderabad.

Witnesses :

1.

2. E. Sudheer V



MORTGAGE ON SECOND FLOOR PLAN

(WITNESSES)

[Signature]

[Signature]

PLAN SHOWING THE MORTGAGE OF SECOND FLOOR ON PLOT NO.50, IN SY.NO: 60/C NEW, (OLD NO.60 PART), SITUATED AT: SRI RAMANA COLONY OF KARMANGH, T(V), SAROORNAGAR(M), R.R.DIST, UNDER L.B.NAGAR CIRCLE, GHMC, HYDERABAD., BELONGS TO:

SMT.MANJALAGIRI SRIDEVI,
W/O.MANGALAGIRI TULASIDAS. D/O.LOHI DAS.
REP BY ITS DGPA HOLDER:
M/S. RAINBOW CONSTRUCTIONS,
REP BY ITS MANAGING PARTNER:
SRI.NELAPATI RAMA RAO,
S/O.SRI.N.LAKSHMINARAYANA.

PLOT AREA : 392.97 Sq.Mts.

10% MORTGAGE AREA : 111.53 Sq.Mts.

MORTGAGE AREA PROVIDED: 111.82 Sq.Mts.



SCALE : 1:100

MORTGAGE PORTION:



OWNER'S SIGNATURE

[Signature]