



తెలంగాణ తెలంగాణA TELANGANA

S. Sree Laxmi
AX 406356

Tran Id: 230915133434364442
Date: 15 SEP 2023, 01:35 PM

Purchased By:
ARUMALLA SOMI REDDY
S/o SAMBI REDDY ARUMALLA
R/o HYD
For Whom
SERENITY VENTURES LLP

S SREELAXMI
LICENSED STAMP VENDOR
Lic. No. 15-21-11/2017
Ren. No. 15-21-044/2023
FLAT NO. G1, KANCHANA
RESIDENCY, KAKATIYA
NAGAR, CHINTAL,
QUTHBULLAPUR MANDAL,
MEDCHAL MALKAJGIRI
DISTRICT, TELANGANA
STATE
Ph 7780692454

MORTGAGE
(Without Possession)

This DEED OF MORTGAGE is made and executed on this the 16th day of September 2023, at R.O. Patancheru, by and between:

SERENITY VENTURES LLP., (LLPIN: AAR-3758) and (PAN NO. AEBFS9975F) having it's registered office at Flat # 206, Soucha Marvel, Khajaguda, Hyderabad 500089, represented by authorized person **SRI. ARUMALLA SOMI REDDY S/O. SAMBI REDDY ARUMULLA**, aged about 44 years, Occupation: Business, R/o. Plot No.243, 244 Srinivasa Residency, Ushodaya Colony, Gajularamaram Road, Near UMCC Hospital, Hyderabad, Telangana State-500055. **AADHAAR NO. 7627 7180 0437. Phone: 9348111666.**

Hereinafter called the "FIRST PARTY"

For SERENITY VENTURES LLP

Arumalla Somi Reddy
Authorised Signatory

Presentation Endorsement:

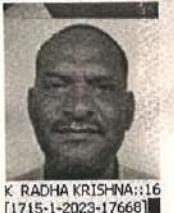
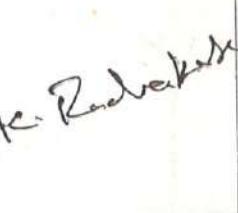
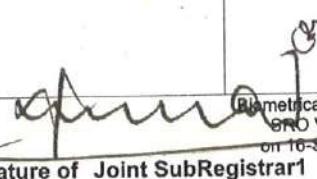
Presented in the Office of the Joint SubRegistrar1, Patancheru (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 126830/- paid between the hours of and _____ on the 16th day of SEP, 2023 by Sri Arumalla Somi Reddy

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

Signature/Ink Thumb Impression

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR			ARUMALLA SOMI REDDY[R]SERENITY VENTURES LLP GAJULARAMARAM, EDCHAL-MALAVI GR DIST ARUMALLA SOMI REDDY [R] [1715-1-2023-17668]	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2			K RADHA KRISHNA AADHAAR CARD K RADHA KRISHNA::16 [1715-1-2023-17668]	
1			SRINIVAS AADHAAR CARD SRINIVAS::16/09/2023.17: [1715-1-2023-17668]	

Biometrically Authenticated by
SRO V HANMANTH RAO
on 16-SEP-2023 17:56:06

16th day of September,2023

Signature of Joint SubRegistrar1
Patancheru (R.O)

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX0437 Name: Arumalla Somireddy	S/O Sambi Reddy, Qutubullapur, K.v. Rangareddy, Telangana, 500055	

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	5000	0	0	0	5100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	126830	0	0	0	126830
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	132330	0	0	0	132430

Rs. 5000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 126830/- towards Registration Fees on the chargeable value of Rs. 126828000/- was paid by the party through E-Challan/BC/Pay Order No ,683WIN160923 dated ,16-SEP-23 of ,ICICIC/

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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.

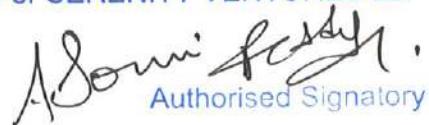
I am the owner of the Open land in Survey Nos. **75 Part, 99, 100, 109 Parts, 33, 34 35, 78, 79, 80, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 99 part**, Situated at **KARDANUR Village & G.P.**, Patancheru Mandal, Sanga Reddy District, Telangana State., and I have got the construction of building permission consisting of 1 Ground +4 Upper Floors of CLUB House, Block-A: 2Cellar+ 1 Stilt + 17 Upper Floors, Block-B: 1 Stilt + 17 Upper Floors, and Block-C: 1 Stilt + 17 Upper Floors, and whereas the Hyderabad Metropolitan Development Authority has provisionally approved the sanctioned plan Vide its Application No. 061127/SKP/R1/U6/HMDA/29052023, Dated: 29-05-2023, 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 execute and submit an **undertaking in favour of the HMDA**, Commissioner, Hyderabad Metropolitan Development Authority authorizing them to initiate appropriate action as per the said G.O. and I is 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.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 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 SERENITY VENTURES LLP


Authorised Signatory

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 132380/-, DATE: 16-SEP-23, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 4640436395223, PAYMENT MODE: NB-1001138, ATRN: 4640436395223, REMITTER NAME: SERENITY VENTURES LLP, EXECUTANT NAME: SERENITY VENTURES LLP, CLAIMANT NAME: METROPOLITAN COMMISSIONER HMDA.

Date:

16th day of September, 2023

Signature of Registering Officer
Patancheru (R.O)

Certificate of Registration

Registered as document no. 16948 of 2023 of Book-1 and assigned the identification number 1 - 1715 - 16948 - 2023 for Scanning on 16-SEP-23.

Signature of Registering Officer

Patancheru (R.O)
(V Hanmanth Rao)

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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, I do hereby hand over the 10% proposed Area in First, Second and Third Floor of Block-A, First and Second Floor of Block-B, First and Second Floor of Block-C, (as per schedule given below), to the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority by way of this undertaking in case I violated the terms and conditions of the sanctioned plan I hereby authorize the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority to dispose of the 10% of the total built up area i.e., **5355.7 Sq.mtrs.**, in First, Second and Third Floor of Block-A, First and Second Floor of Block-B, First and Second Floor of Block-C 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 for the violations committed by me. I have no objection of whatsoever nature.

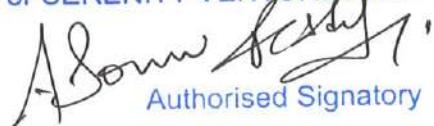
That the Value of the Simple Mortgage area i.e., **5355.7 Sq.mtrs., or 57648.75 Sq.feet.**, at rate of **Rs.2200/- per Sq.feet., = Rs.12,68,28,000/-**.

SCHEDULE OF THE PROPERTY-A

All that the property bearing premises **OPEN LAND** admeasuring: **10% mortgage area 5355.7 Sq.mtrs., or 57648.75 Sq.feet., Area (in First, Second and Third Floor of Block-A, First and Second Floor of Block-B, First and Second Floor of Block-C as per HMDA Permission),** in Survey Nos. **75 Part, 99, 100, 109 Parts** Situated at **KARDANUR Village & G.P.,** Patancheru Mandal, Sanga Reddy District, Telangana State, and bounded as follows:

NORTH	:	NEIGHBOURS LAND
SOUTH	:	NEIGHBOURS LAND
EAST	:	NEIGHBOURS LAND
WEST	:	NEIGHBOURS LAND

For SERENITY VENTURES LLP


Authorised Signatory

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And Whereas, I, do hereby undertake that as per the sanctioned plan I will leave the prescribed setbacks or open space 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, 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 do hereby undertake that 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 I will comply all those terms and conditions imposed by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority pursuant to the building applications for the proposed sanctioned plan granted to me.

For SERENITY VENTURES LLP

Authorised Signatory

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

For SERENITY VENTURES LLP


Abhishek
Authorised Signatory

WITNESSES:

SIGN OF THE FIRST PARTY

1. K. Radhakrishna

2. Gru

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EXTRACTS OF THE MINUTES OF THE MEETING OF THE DESIGNATED PARTNERS OF M/S. SERENITY VENTURES LLP HELD ON THURSDAY 14TH SEPTEMBER,2023 AT 3.30 PM AT THE REGISTERED OFFICE OF THE COMPANY AT FLAT NO :206 2ND FLOOR,SOUCHA MARVEL , SY NO 1, KHAJAGUDA, HYDERABAD, TELANGANA-500089.

Execution of Agreement and Deed of Mortgage

"RESOLVED THAT the Deed of Mortgage which is proposed to be executed by Serenity Ventures LLP (the "MORTGAGOR") in favor of Metropolitan-Commissioner ,Hyderabad Metropolitan Development Authority (the "MORTGAGEE") for the 10% Mortgage of the area 5,355.7 Sq mtrs or 57,648.75 Sq.Feet in **Block-A,B &C** in Sy No 75 Part ,99,100,109 Parts Situated at Kardanur Village & G.P,Patancheru Mandal ,Sangareddy District,Telangana be and is hereby approved.

RESOLVED FURTHER THAT Mr.ARUMULLA SOMI REDDY (Aadhar No.7627 7180 0437),Authorised Signatory be and is hereby authorized on behalf of the Mortagor to execute the Deed of Mortgage and present the same for registration and receive back the same after registration from the concerned registration authorities,handover the duly registered deed of Mortgage and do all acts and deeds incidental thereto to do all acts ,deeds and things in connection with the above on behalf of the company.

RESOLVED FURTHER THAT a copy of this resolution certified to be true by any Designated Partner, be submitted to the relevant party of the Deed or any other person /authority as and when required."

// CERTIFIED TRUE COPY //

His Signature is attested below.



Arumulla Somi Reddy

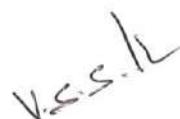
(Authorized Signatory)



K. Janaki Lakshmi

Janaki Lakshmi Kesineni

(Designated Partner)



V.S.S.P.Rao

Vellanki Srinivas Satya Prasada Rao

(Designated Partner)

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HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad - 500 007.

Planning Department

Application No. 061127/SKP/R1/U6/HMDA/29052023

Date : 21/08/2023

Applicatoin Date: 29/05/2023

To,

SERENITY VENTURES LLP REP BY MADHUBABU KANDIMALLA AND OTHERS
DAGPA HOLDER SERENITY VENTURES LLP REP BY MADHUBABU KANDIMALLA
AND OTHERS
VILLA NO. 20, PRANEET-PRANAV OAKRIDGE, BOWREMPET, DUNDIGAL
GANDIMAISSAMMA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT., HYDERABAD,
TELANGANA
Pin Code - 500090

Sir,

Sub: HMDA- Plg.Dept - Application for approval of **Residential, Residential Bldg/Apartment Building Permission PROP (CLUB HOUSE) : 1Ground + 4, PROP (BLOCK C) : 2Cellar + 1Stilt + 17, PROP (BLOCK A) : 1Stilt + 17, PROP (BLOCK B) : 1Stilt + 17 in plot nos** in Survey No. 75 PART AND 99, 100, 109 PARTS,33 & 34, 35, 78, 79, 80, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 99 PART of Kardanoor-ORRGC Village, Patancheruvu-ORRGC2 Mandal, Sanga Reddy District to an extent of 77,515.45 Sq. Mt. - Intimation to pay development and other charges and action to fulfill the precedent conditions for processing the case further - Reg.

With reference to your application cited above, it is to inform that your proposal for approval of **Residential, Residential Bldg/Apartment Building Permission PROP (CLUB HOUSE) : 1Ground + 4, PROP (BLOCK C) : 2Cellar + 1Stilt + 17, PROP (BLOCK A) : 1Stilt + 17, PROP (BLOCK B) : 1Stilt + 17 in plot nos** as mentioned in the subject cited in Survey No. 75 PART AND 99, 100, 109 PARTS,33 & 34, 35, 78, 79, 80, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 99 PART of Kardanoor-ORRGC Village, Patancheruvu-ORRGC2 Mandal, Sanga Reddy District to an extent of 77,515.45 Sq.mt. is under process as per provisions of Section 19 of HMDA Act, 2008 rules and regulations.

To process the application further ,the following charges to be remitted through seprate challan in favour of Metropolitan Commissioner, HMDA through online Payment System .To take further action in the matter for approval of yours **Residential, Residential Bldg/Apartment Building Permission** .

The details of charges are as follows:

Development Charges for built up area @ Rs.100/- per sq.mts (51442.85 sq.mts)	:	51,44,285.00
Development Charges for total site area @ Rs.80/- per sq.mts (77515.45 sq.mts)	:	62,01,236.00
Proportionate Layout Charges @ Rs.0/- per sq.mts (0 sq.mts)	:	15,65,246.00
Publication charges	:	5,000.00
External Betterment Charges (Others) @ Rs.0/- per sq.mts (0 sq.mts)	:	1,01,01,219.00
Shelter fees @ Rs.0/- per sq.mts (77515.45 sq.mts)	:	1,16,27,318.00
Consolidation charges @ Rs.10/- per sq.mts (77515.45 sq.mts)	:	7,75,154.00
Processing charges for Total Site Area @ Rs.10/- per sq.mts (77515.45 sq.mts)	:	7,75,154.00
Processing Charges for total built up area @ Rs.25/- per sq.mts (51442.85 sq.mts)	:	12,86,071.00
Capitalization Charges @ Rs.1.5/- per sq.mts (92708 sq.mts)	:	1,41,84,324.00
Development Charges Built up area- Amenities Buildings @ Rs.120/- per sq.mts (1633.38 sq.mts)	:	1,96,006.00
Special Impact fee @ Rs.0/- per sq.mts (0 sq.mts)	:	1,04,15,706.00
Total :		6,22,76,719.00
Initial amount paid by applicant	:	3,00,000.00

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Balance amount to be paid by applicant : **6,19,76,719.00**
(Rupees Six Hundred Nineteen Lacs Seventy Six Thousand Seven Hundred Nineteen Only.)

FS (Fire Structure Infrastructure Development) @ Rs.0/- per sq.mts (52514.9 sq.mts)	: 5,18,359.00
Environment Impact Fee @ Rs.3/- per sq.fts (1405675.676713 sq.fts)	: 42,17,027.00
Development Deferment charges @ Rs.142/- per sq.mts (77515.45 sq.mts)	: 1,10,07,194.00

You are requested to pay the above charge within one month i.e. before **21 September, 2023** and submit challan for further necessary action. Further, you are also requested to submit an undertakings in terms of G.O.M's No. 541 MA, dated 17-11-2000 as per the format enclosed.

General Conditions for Compliance:

1. The Applicant shall pay DC, PC and other charges
2. The applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt.7-4-2012 and NBC.
3. the applicant has to construct the compound wall duly maintaining the proposed 30 Mtrs.
4. The applicant shall form BT road before release of plans from HMDA.
5. The applicant shall follow the conditions mentioned in Rc. No. 6537/MSB/CR/MDK/13, dt. 05.08.12
6. The applicant shall submit an undertaking in terms of G.O. Ms. No. 541 MA
7. The applicant shall handover 10% of the built up area in the ground floor or first floor or the second floor, as the case may be, to the sanctioning authority by the way of notarized affidavit as per G.O.Ms.No. 168 M.A, dt 07.04.2012
8. The applicant shall follow the conditions imposed by HMDA
9. The HMDA reserve the right to cancel the permission, if it is found that the permission is obtained by false statement or misinterpretation or suppression of any material facts or rule.
10. The applicant/ developer is the whole responsible if any loss of human life or any damage occurs while constructing the building and after construction of building and have no rights to claim and HMDA and its employees shall not be held as a party to any such dispute/ litigations
11. The applicant is the whole responsible if any discrepancy occurs in the ownership documents and ULC aspects and if any litigation occurs, the technically approved building plans may be with-drawn without any notice.
12. The applicant/ developer are the whole responsible if anything happens/ while constructing the building.
13. If any cases are pending in court of law with regard to the site U/R and have adverse orders, the permission granted shall deem to be withdrawn and cancelled.
14. The applicant shall provide the STP and septic tank as per standard specification.
15. Any conditions laid by the authority are applicable.
16. The applicant shall follow the fire service department norms as per act 1999
17. Submit Registered Mortgage Deed (ORIGINAL) via Registered Post with Acknowledgement to the undersigned Director, HMDA.
18. The applicant / builder have to mortgage an additional area of 5% built up area / land as an additional security for allowing them for payment of development charges & capitalization charges in instalments.
19. The applicant / promoter / builder has to submit an undertaking on Rs. 100/- stamp paper for compliance of above conditions along with application of request for availing instalment system of payment of development charges & capitalization charges.
20. In case the applicant completes the project / development within the period of allowable instalments, he shall pay the total balance charges along with final layout application /Building application for release of Mortgage.
21. Within 30 days, if amount is not paid by the applicant then penalty@10% will be charged along with Interest for instalment payments.
22. In case cheque bounce of post-dated cheques, legal action shall be initiated as per law against the applicant.
23. If any applicant / promoter / builder fails to pay the instalments as per the schedule of post dated cheques, the amount paid till then shall be forfeited and the approval accorded for layout / building project is deemed to be cancelled and the applicant has to apply afresh.
24. Applicant shall submit the orginal TDR for entries
25. The applicant shall pay the differential fee if any at later stage

Precedent Conditions for Compliance:

1. You are requested to obtain and produce the Certificate of Encumbrance on property one day prior to mortgage and one day after the mortgage from the Sub -Registrar, indicating that the area under mortgage is not sold to any other person and vests with the developers only.
2. You are required to mortgage 10% of the built up area as per rule 25(d) of G.O No 168 dt 07.04.2012 in favour of Secretary/ Executive officer of concerned Grampanchayat/ Commissioner- Municipality before the release of technically approved plans to

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local bodies for release.

- 3. The Owner/Developers shall ensure the safety of construction workers.
- 4. The owner /Developer shall ensure a comprehensive insurance policy of construction workers for the duration of construction.
- 5. In large projects where it is proposed to temporarily house the construction workers on the site, proper hygienic temporary s. water with drinking water and sanitary measures shall be provided.
- 6. The Owner/Developers shall be responsible for the safety of construction workers.
- 7. If in case above said condition are not adhered HMDA/Local Authority can withdraw the said permission.
- 8. The HMWS and SB and T.S Transco not to provide the permanent connection till to produce the occupancy certificate from the Sanctioning Authority.

Additional/Other:

- 1. The applicant shall mortgage 10 % of built up area in favour of M.C. HMDA as per rule 25(d) of G.O.Ms. No. 168 MA & UD dt. 07-04-2012 before release of Building Plans from HMDA. The applicant shall submit an undertaking on Rs. 100/- Non Judicial Stamp Paper in terms of G.O.Ms.No. 541.
- 2. The applicant shall make provision for Solar Water Heating System and Solar Lighting System in the building and in the site for outdoor lighting, etc., shall be made and the applicant shall give a bank guarantee to this effect to the sanctioning authority for compliance of the same as per rule 15(a-xi)in Go. Ms. No. 168 MA, dt. 07.04.12 (15 (xi)).
- 3. The applicant shall provide refuse-chute along with proper garbage disposal systems.
- 4. The applicant shall provide Rain water harvesting from the roof tops may also be incorporated, to store water and also make special provisions for storm water drains as per Rule 15 (a-Vii) read with G.O Ms. No 350 M.A dt. 09/06/2000 (Annexure -VI).
- 5. The applicant shall provide Building services like sanitation, plumbing, fire safety requirements lifts electrical installations and other utility services shall be executed under the planning, design and supervision of qualified and competent technical personnel.
- 6. the applicant shall approach to HMWS & SB department for water supply for bulk supply.
- 7. The applicant shall submit an undertaking stating that he is sole responsible if any discrepancy occurs with regard to the ownership aspects.
- 8. If any court case is pending in court of law, the permission granted shall deemed to withdrawn and cancelled. The applicant / developer shall follow the conditions mentioned in G.O. Ms.No. 168 MA dt. 07-04-2012 & NBC 2005.
- 9. If the applicant / developer furnished any misinterpretation or any fabricated documents for taking MSB approval, the technically approved MSB plans will be withdrawn & cancelled and action will be taken as per law.
- 10. The applicant / developer is the whole responsible if any loss of human life or any damage occurs while constructing the MSB and after construction of MSB and have no right to claim and HMDA & its employees shall not held as a party to any such dispute / litigations.
- 11. Any conditions laid by the authority are applicable.
- 12. The applicant shall pay DC, PC and other charges within 30 days from the date of intimation.
- 13. The applicant shall submit Structural clearance certificate from OU/JNTU before release of plans from HMDA for the proposal.
- 14. The applicant shall submit Drainage / Sewerage network plan before release of plans.
- 15. Applicant shall submit the Environmental cerance from SEIAA.
- 16. The permission granted shall be deemed to be withdrawn and cancelled, if adverse orders passed against the applicant by the honorable court in the case (OS No:940/2021, 307/2022) is pending before the honorable court .
- 17. If any deficiency noted in payment of fees in feature same should be remitted by The applicant on demand by HMDA

Your compliance on the above should reach the undersigned within one month i.e., **before 21 September, 2023 failing** which further action will be taken as per the extend of law.

This shall not be construed as approval of the proposal and permissions for development.

Note:

- 1. DC-PC charges to be paid ONLINE through DPMS using CREDIT CARD/ DEBIT CARD / NET BANKING.
- 2. FSID charges to be paid ONLINE through DPMS using CREDIT CARD/ DEBIT CARD / NET BANKING.
- 3. DO NOT MAKE PAYMENT TO GOVERNMENT TREASURY DIRECTLY. HMDA will remit the collected Environmental Impact Fee to Govt. Treasury,
- 4. Environment Impact Fee to be paid ONLINE through DPMS using CREDIT CARD/ DEBIT CARD / NET BANKING.

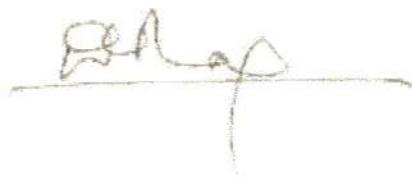
In case of RTGS payments, "ePayment Request Slip" to be used by taking it from DPMS. RTGS payments should not be DIRECTLY made to HMDA-IOB account.

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16948/2023. Sheet 9 of 11 Joint Sub Registrar
Patancheru (R.O)

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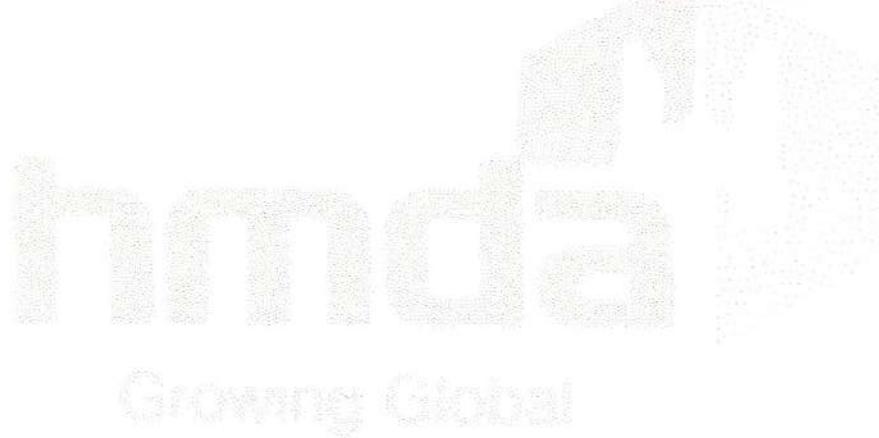


Yours faithfully,



Name : YADAGIRI RAO D
Designation : Planning Officer
Date : 21-Aug-2023 15: 48:35

For Metropolitan Commissioner, HMDA
Planning Officer



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Patancheru (R.O)



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BLOCK-A



For SERENITY VENTURES LLP

Asomi Haldar
Authorised Signatory

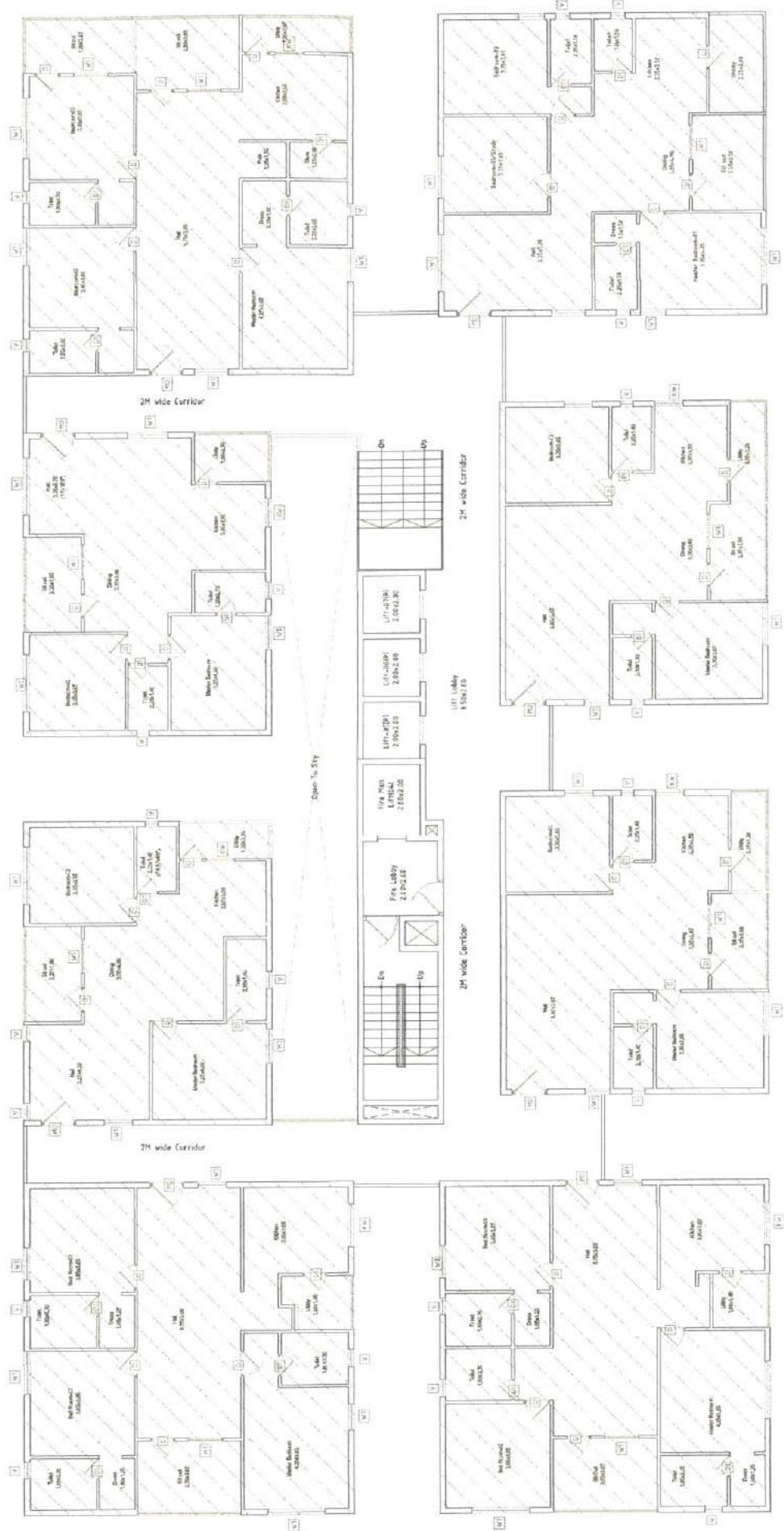
FIRST, SECOND & THIRD FLOOR PLANS (MORTGAGE AREA)

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16948/2023. Sheet 11 of 114 Joint SubRegistrar1
Patancheru (R.O)

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For SERENITY VENTURES LLP
Asom Sealy
 Authorised Signatory

FIRST & SECOND FLOOR PLANS(MORTGAGE AREA)



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16948/2023. Sheet 1 of 14 Joint Sub Registrar
Patancheru (R.O.)

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For SERENITY VENTURES LLP

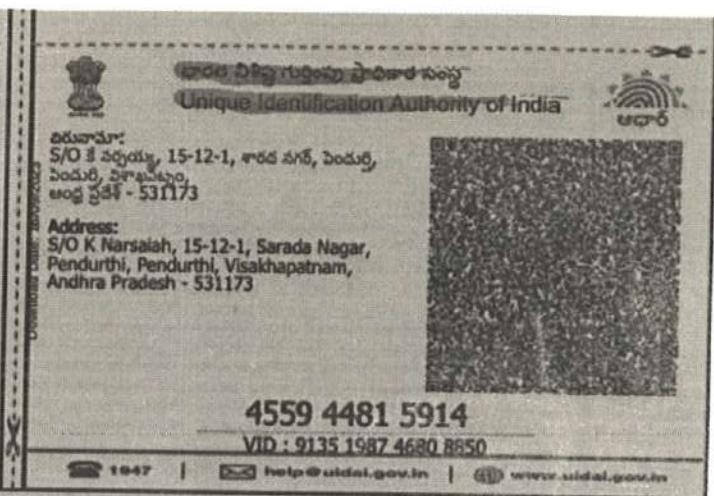
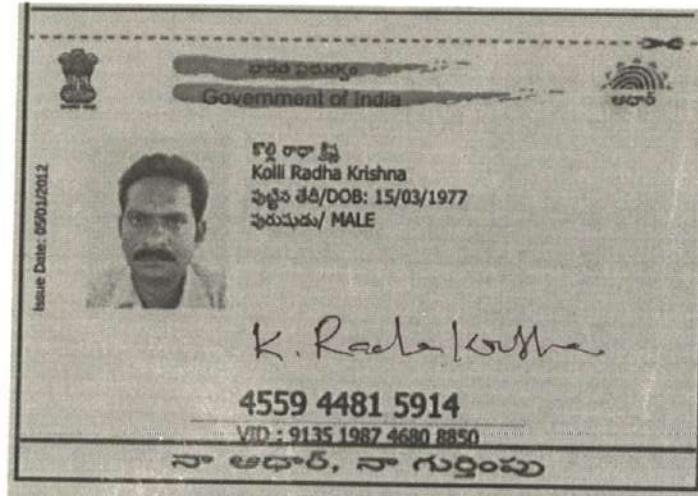
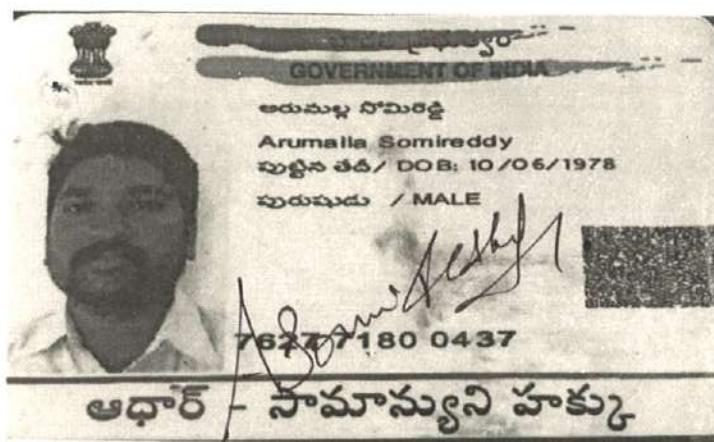
Adoni K. S.
Authorised Signatory

FIRST & SECOND FLOOR PLANS (MORTGAGE AREA)

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16948/2023. Sheet 13 of 14 Joint Sub Registrar
Patancheru (R.O)

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Patancheru (R.O)

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