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Trail id: 240506114949795554
Date: 06 MAY 2024, 11:52 AM
Purchased By:
P KAISHNA CHAITANYA
S/of HANUMANTHA RAO
R/o HYD
For Whom
SELF-&OTHERS

M. NITHA
LICENSED STAMP VENDOR
Lic. No. 15-19-062/2011
Ren.No. 15-19-019/2023
H NO. 7-30, MAHESHWARAM
VILLAGE AND MANDAL,
RANGA REDDY DISTRICT,
TELANGANA,
PINCODE:501359
Ph 8309315972

276707

DEED OF MORTGAGE

THIS DEED OF SIMPLE MORTGAGE executed on this the 06th day of May, 2024 at Sub-Registrar Office, Maheshwaram:-

- 1. Sri. POTLAKAYALA KRISHNA CHAITANYA, S/o. Sri. POTLAKAYALA HANUMANTHA RAO, aged about 41 years, Occupation: Business, Resident of H.No.8-3-224/9/30, Plot No.H/60, Madhura Nagar, Ameerpet, Near Krishna kanth Park, Ameerpet, Sanjeeva Reddy Nagar, Hyderabad-500038, T.S. Aadhaar No.3068 1458 1142. Pan No.BFXPP8306M.
- Sri. PININTY INDRASENA REDDY, S/o. Sri. PININTY SATHI REDDY, aged about 41 years, Occupation: Business, Resident of H.No.1-4-144/1/62, Mangapuram, Old Alwal, Tirumalagiri, Hyderabad, T.S-500 010. Aadhaar No.6558 9957 0413. Pan No.AQAPP5897Q.

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-	Execu SI No	Code	mitted by (Details of a Thumb impression	II Executants/Claim Photo	a Chaitanya ants under Sec 32A): Address	Signature/ink Thu Impression
STA	MF.	MR G		KANCHARLA SREE VE [1519-1-2024-7502]	KANCHARLA SREE VENKATA PRASAD SIO. K.NAGENDRA BABU FLAT NO.306, RASUN ACE ELYSIAN,HANUMAN NAGAR, KONDAPUR, HYD	BIH
2 6 P		OMR OR		CHINTALAFALLI PAT [1519-1-2024-7502]	CHINTALAPALLI PATTA VIJAYA SIO, C P SREE RAMA RAJU H.NO.37-18/19, PLOT NO.817, FLAT NO.201, SAINIKPURI, TIRUMALAGIRI, HYD	crvijasi
Sub Registrar Maheswaram	3	MR		SAMANLRI CHANDRI [1519-1-2024-7502]	SAMANURI CHANDRA SEKHAR RAJU SID. S.KRISHNAM RAJU FLAT NO.402,4TH FLOOR, MARIUTHI MY HOMES, GAJULARAMARAM, GUTUBULLAPUR, MEDCHAL- MALKAJGIRI DIST	scm
7502/2024 & Doct No Sheet 1 of 9	4	MR		T. VENKATESWAA RE [1519-1-2024-7502]	T.VENKATESWAR REDDY 5/0. T.BAL REDDY FLAT NO.102, GAJULARAMARAM ROAD,GAJULARAMRAM,, MEDCHAL- MALKAJGIRI DIST	pres
Bk - 1, CS No 750 7128/2024.	5	MR		V.V.N.SIVA PRASAD (1519-1-2024-7502)	V.V.N.SIVA PRASAD PRUDHVI SIO. P.SUBRAHMANYESWARA RAO PLOT NO.325, AMEENPUR., SANGA REDDY DIST	Pun Sinnar
	6	MR		CHINTAKI,NTA RAM: [1519-1-2024-7502]	CHINTAKUNTA RAMANJANEYULU SIO, CH.CHENNAIAH H.NO.25-41-4, KONDAPETA, DHONE KURNOOL DIST	Cicilin
	7	MR		A.	PININTY INDRASENA REDDY SIG. P.SATHI REDDY H.NG.1-4-144/1/62, MANGAPURAM, OLD ALWAL, TIRUMALAGIRI, HYD	18X.





- RAMANJANEYULU, CHINTAKUNTA S/o. CHINTAKUNTA CHENNAIAH, aged about 41 years, Occupation: Business, Resident of H.No.25-41-4, Kondapeta, Dhone, Kurnool, Andhra Pradesh-518222. Aadhaar No.3154 5881 0959. No.AJBPR6272M.
- Sri. V.V.N. SIVA PRASAD PRUDHVI, S/o. Sri. P. SUBRAHMANYESWARA RAO, aged about 43 years, Occupation: Business, Resident of Plot No.325, Ameenpur Lake, Sai Ambika Colony Phase-I, Ameenpur, Sanga Reddy District, T.S-502 032. Aadhaar No.8807 6753 9953. Pan No.8807 6753 9953.
- 5. Sri. T. VENKATESWAR REDDY, S/o. Sri. T. BAL REDDY, aged about 50 years, Occupation: Business, Resident of 55-56, Flat No.102, Homes, Yendamury Layout, Gajularamaram Gajularamaram, Medchal-Malkajgiri Dist, T.S-500 055. Aadhaar No.3970 7826 8765. Pan No.AOOPT9430P. Ph.No.9866777898.
- 6. Sri. SAMANURI CHANDRA SEKHAR RAJU, S/o. Sri. SAMANURI KRISHNAM RAJU, aged about 51 years, Occupation: Business, Resident of Flat No.402, 4th Floor, Maruthi My Homes, Yendamury Greenary, Gajularamaram, Qutubullapur, Medchal-Malkajgiri Dist, T.S-500 055. Aadhaar No.5352 4365 9428. Pan No.CJOPS3921D.
- 7. Sri. CHINTALAPALLI PATTA VIJAYA BHASKARA VARMA, S/o. ... Sri. C P SREE RAMA RAJU, aged about 58 years, Occupation: Business, Resident of 37-18/19 Plot No.817, Flat No.201, Sri Jaya Sai Brindavan, Defence Colony, Sector-4, Sainikpuri, Tirumalagiri, Hyderabad, T.S-500 094. Aadhaar No.7883 9203 4610. Pan No.AAUPV0852D.
- 8. Sri. KANCHARLA SREE VENKATA PRASAD, S/o. Sri. KANCHARLA NAGENDRA BABU, aged about 55 years, Occupation: Business, Resident of Flat No.306, Rasun Ace elysian, Hanuman Nagar, Kondapur, Hyderabad, T.S-500 084. Aadhaar No.2490 2551 0488. Pan No.AMPPK1127M.

[Hereinafter called the MORTGAGORS, which term shall mean and include their respective heirs, successors, legal representatives, administrators, assignee/s and nominee/s]. IN FAVOUR OF

THE PANCHAYAT SECRETARY, GANGUMARLA THANDA GRAM KADTHAL REVENUE VILLAGE, KADTHAL PANCHAYAT, MANDAL, RANGA REDDY DISTRICT.

[Hereinafter called the "MORTGAGEE", which term shall mean and include CPVIJamos its respective heirs, successors, legal representatives, administrators,



Address POTLAKAYALA KRISHNA CHAITANYA SIO. P.HANUMANTHA RAO

H.NO.8-3-224/9/30, MADHURA NAGAR, AMEERPET, SANJEEVA REDDY NAGAR, HYD

Name & Address

MEDCHAL MALKAJBIRI

CH SREERAMULU

JAITHWARAM

T SHANKAR

Signaturefink Th

Impressi

Signature

05th day of May,2024

Elometrically Authoriticated by O P MADHUSUDHAN REDDY on 06-MAY-2004 13:20 54 Signature

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected

T SHANKAR:: 06/05/7 [1519-1-2024-7502]

CH SREERAMULU::00 [1519-1-2024-7502]

Description	la tra e						
Fee/Duty	Stamp	Challan	In the Form of				
	Papers	u/5 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/	27/48
Stamp Duty	100	0			ws te of is act	Pay Order	Total
Transfer Duty	NA		5000	0	0	0	5100
Reg. Fee	NA	0	0	0	0	0	3100
1000		0	5150	0			0
User Charges	NA	0	500	0	0	0	5150
Mutation Fee	NA	0				0	500
Total	100		0	0	0	0	,
s 5000/- towards	100.5	0	10650	.0	0	0	10750

Rs. 5000/- towards Stamp Duty including T.D under Section 41 of LS. Act, 1899 and Rs. 5150/- towards Registration Fees on the chargeable value of Rs. 5143000/- was paid by the party through E-Challan/BC/Pay Order No ,348ADZ060524 dated ,05-

Online Payment Details Received from SBI e-P

(1), AMOUNT PAID: Rs. 10700/-, DATE: 06-MAY-24, BANK NAME: PUNB, BRANCH NAME: , BANK REFERENCE NO. 9827935756337, PAYMENT MODE:NB-1001138, ATRN:9827935756337, REMITTER NAME: P KRISHNA CHAITANYA, EXECUTANT NAME: P KRISHNA CHAITANYA AND OTHERS, CLAIMANT NAME: GANGUMA LA THANDA

06th day of May,2024

Signa (obisteris g\Officer Maheswarem

Certificate of Registration

Registered as document no. 7128 of 2024 of Book-1 and assigned the identification (hymber 1 2024 for Scanning on 06-MAY-24.

> Waheswaram (P Madhusudhan Reddy)

stering Officer

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Maheswaram Sub Registrar

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Bk - 1, CS No 7502/2024 & Doct No 7128/2024. Sheet 2 of 9 Sheet 2 of 9

Where the Mortgagors are the absolute and sole owners and are seized, possessed of otherwise well and sufficiently entitled to the property fully described in the Schedule and for greater clearance delineated on the plan annexed here up to and there on shown with boundaries thereof colored **Red** and expressed to be hereby mortgaged.

And Whereas the MORTGAGORS applied for the permission to make a layout and form a new private street or road with building plots for totally admeasuring Ac.5-24 Gts. (Ac.5-60 Cents) OR 27104.00 Sq.yards, Revenue Village No.313/P, KADTHAL Grampanchayath of Gangumaria Thanda, Kadthal Mandal, Ranga Reddy District, and submitted vide Lr.Roc No.20059/2291/2023/e-Panchayath, Dt: 21-10-2023. and obtained the Draft layout plan approved by the Draft - TLP No.234/2023/H, for the Net layout area to an extent of Ac.5-24 Gts. (Ac.5-60 Cents) OR 27104.00 Sq.yards.

AND WHEREAS, the DTCP having accepted the same has sanctioned TLP No.234/2023/H, Lr.Roc layout plan in Draft No.20059/2291/2023/e-Panchayath, Dt: 21-10-2023. subject to the following conditions that the following works as per specifications appended will be completed by the MORTGAGORS within Two (2) Years from the date of release of approved layout,

- Leveling with suitable gradient and formation of all roads with subsurface, curbstones, metailing of the carriage-way, side drains as per specifications in Annexure-B of GOMs No.67 PR&RD, Dt: 26-02-2002.
- 2. Construction of drains and channelization of Nalas for allowing storm water run-of. These may be channelized in such a way as to conserve or harvest the water in nearest water body or public open space, etc.,
- 3. Undertake greenery in the layout including avenue plantation in public open spaces and construct rain water harvesting pits, etc.,
- Fencing of open spaces.
- Street lighting and Electricity facilities.

6. Provision of sewerage disposal systems and protected water supply system.

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NOW THIS DEED OF MORTGAGE WITNESSES AS FOLLOWS:-

- i) In pursuance of the rules relating to as the approval (hereafter referred to as the said rules) the MORTGAGORS shall always duly observe and perform all the terms and conditions of the said rules and in order to secure the performance of the engagements hereby mortgages the scheduled land to the MORGAGEE.
 - ii) If the MORTGAGORS completes the works as stated in para supra to the satisfaction of DT&CP within the agreed period of Two (2) years from the date of release of approved layout, the MORTGAGEE shall at the cost of MORTGAGORS be entitled to retransfer of the said plots or land at his expenses to the MORTGAGORS without any further liability on the same towards the execution of works contemplated in para supra.
- It is hereby expressly agreed and declared that in the event of any failure on the part of the MORTGAGORS to comply with any of the terms and conditions for the sanction of layout or there shall be any breach by the MORTGAGORS of the covenants it shall be lawful for the MORTGAGEE to sell the MORTGAGED PROPERTY or any part thereof in any manner as the MORTGAGEE think fit and MORTGAGORS shall forfeit the right of redemption as against the MORTGAGEE.
 - a. AND it is hereby declared that the MORTGAGEE, shall be free to complete the said works with the amount so realized and the MORTGAGORS, shall not be entitled to question the unfettered right of MORTAGEE in any court of law.
 - b. If additional amounts for execution of the said works over and above the sale proceeds referred to in the above para, it shall be realized from the MORTGAGORS or the purchaser of individual plots in the said layout area in the same manner as property tax and the other plots not covered by the MORTGAGEE will be under the first charge towards the said excess amount spent by the DT&CP.

That the market value of the said property is Rs.51,43,000/-(Rupees Fifty One Lakh Forty Three Thousand Only) @ Rs.2100/- per Sq Yard., and the stamp duty is paid thereon.

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SCHEDULE OF BOUNDARIES OF MORTGAGE PLOTS

ALL THAT piece and parcel of land bearing Plot Nos.44 to 57, to an extent of 2449.04 SQ.YARDS, in Survey No.313/P, Situated at KADTHAL Revenue Village Under Grampanchayath of Gangumarla Thanda, Kadthal Mandal, Ranga Reddy District., for greater clearance delineated in the Plan annexed hereto and the boundaries are as follows:

All the mortgage layout area i.e. 15.76 % of the total area 2449.04 SQ.YARDS, in Plot Nos.44 to 57, of the proposed layout in Survey No.313/P, Situated at KADTHAL Revenue Village Under Grampanchayath of Gangumarla Thanda, Kadthal Mandal, Ranga Reddy District, T.S., Telangana, and bounded by

BOUNDARIES FOR PLOT NOS.44 TO 57 AREA 2449.04 SQ.YARDS:

NORTH

33'-0" Wide Road;

SOUTH

Plot Nos.58 & 43;

EAST

: 33'-0" Wide Road;

WEST

33'-0" Wide Road;

The terms and conditions of this deed are binding and shall continue to be binding MORTGAGORS, his heirs, successors in interest, right as well as a title and ownership and none of them shall entitled to question the correctness or the genuineness of the terms and conditions of this deed anywhere at any time in any court.

IN WITNESS WHEREOF, the MORTGAGORS hereinto has set their hands the day, month and year first mentioned above written.

WITNESSES:

1. T. Blanco.

2. Stirery

MORTGAGORS

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5. Voges

2. 18%.

6. Scry

3. C.K. Row

7. cpvijosma

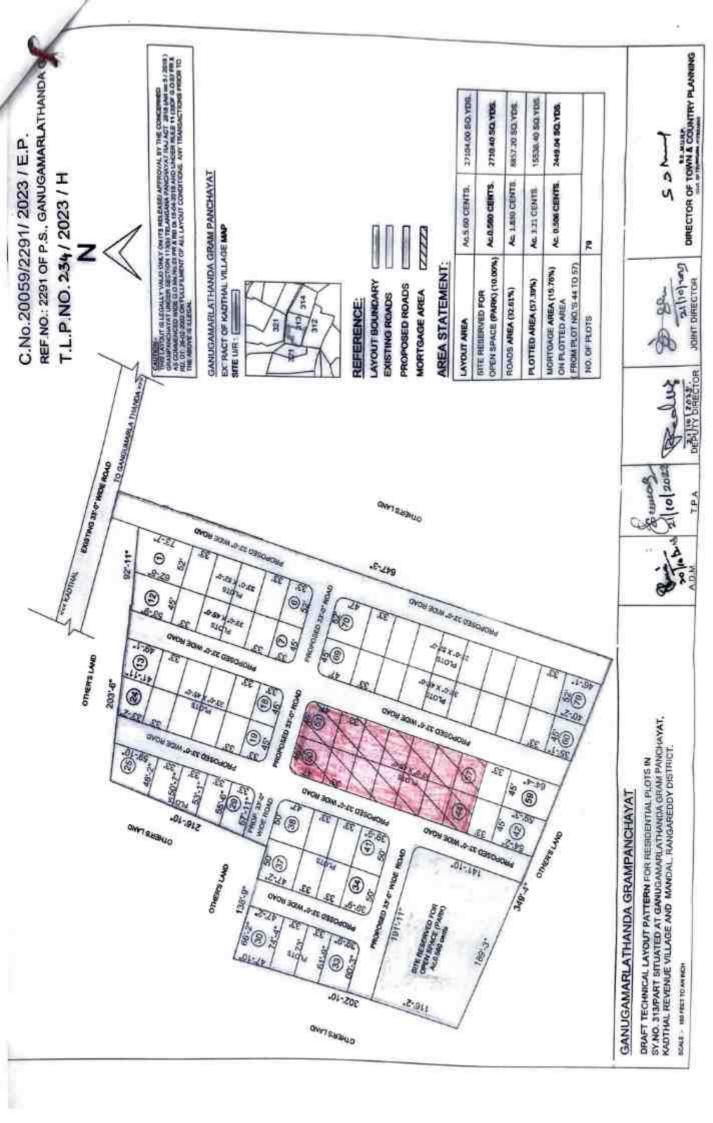
4. Purw eight.

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Sub Registrar Maheswaram





Bk - 1, CS No 7502/2024 & Doct No 7128/2024. Sheet 6 of 9 Sub Registrar Maheswaram





FAX

040-23314622 040-23315176 dtcp@telangana.gov.in

GOVERNMENT OF TELANGANA

From The Director of Town and Country Planning, 4"& 5"Floor, 640, A.C. Guards. Government of Telangana. HYDERABAD - 500 004.

Τo The Panchayat Secretary, Gangumarla Thanda Gram Panchayat, Kadthal Revenue village, Kadthal Mandal, Ranga Reddy District.

Lr.Roc.No.20059/2291/2023/e-Panchayat, Dt.21-10-2023

Sir.

Layout - Gangumaria Thanda Grampenchayat, (Kadthal Revenue village) -Kadthal (M), Ranga Reddy District - Layout in Sy.No. 313/P to an extent of Ac.5-24 Guntas or Ac.5.60 Cents at Gangumaria Thanda Gram Panchayat applied by Sri. Potlakayala Krishna Chaitanya S/o Sri P. Hanumantha Rao & Others - Draft Technical Layout Pattern - Approved - Reg.

Your application no 20059/2291 in e-Panchayat.

Circular Memo.No.1637/2018/P, Dt.18-05-2018 and 19-05-2018 of DT&CP,

Hyderabad

The proposal forwarded by you for approval of layout in Sy.No. 313/P to an extent of Ac.5-24 Guntas or Ac.5.60 Cents at Gangumaria Thanda Gram Panchayat applied by Sri. Potlakayala Krishna Chaitanya S/o Sri P. Hanumantha Rao & Others has been examined under the provisions of Section 113 of Telangana Panchayat Raj Act 2018 (Act 5 of 2018), Telangana Gram Panchayat Land Development (Layout and Building) Rules 2002, issued vide G.O.Ms.No.67 PR & RD Department, dt;26-02-2002 and Circular issued by DT&CP vide reference 2nd cited, approved Draft Technical Layout Pattern in Draft - TLP.No.234/2023/H with the following provisions.

1	Layout area	Til	Ac. 5.60 Cents	27104.00 Sq. Yds.
2.	open space (10.00 %)		Ac. 0.560 Cents	2710.40 Sq. Yds.
3.	Road area (32.61 %)		Ac. 1.830 Cents	9147.60 Sq. Yds.
A	Plotted area (57.39 %)		Ac. 3.21 Cents	15536.40 Sq. Yds.
5.	Mortgage area (15.76 %) (Plot Nos.44 to 57)		Ac. 0.506 Cents	2449.04 Sq. Yds.
6.	No. of plots	100	79	

The Draft Technical Layout Pattern is accorded subject to the conditions imposed in the Annexure attached.

I enclose herewith three copies of Draft Technical Layout Pattern along with Annexure with a request to advise the applicant to comply the conditions as per Annexure.

The Gram Panchayat shall intimate the layout owner / developer to demarcate the layout on ground and then execute the mortgage of the plots in favour of Gram Panchayat along with details of fee & other charges to be paid.

After receipt of the fee & other charges, mortgage deed, ECs (before and after mortgage) and Photographs of the display boards erected in mortgage area, shall release the Draft Technical Layout Pattern for undertaking developmental works of the layout.

After completion of developmental works by the layout owner / developer and complying the After completion of developmental works by the layout proposals through Gram Panchayat for conditions imposed (as per Arinexure), he shall submit proposals through Gram Panchayat for obtaining final layout.

The draft layout shall be executed within a period of two years from the date of approval by the Gram Panchayat. If the draft layout is not executed within the said period, shall become invalid.

Encl: Draft-TLP:No.234/2023/H In triplicate with Annexure

Yours faithfully, Sd/- S. Devender Reddy Director of Town and Country Planning

Copy to:

Maheswaram

The District Town and Country Planning Officer, Ranga Reddy District for information. The District Panchayat Officer, Ranga Reddy District for information.

The Sub-Registrar, Maheswaram for information.

The Layout Owner / Developer Sri. Potlakayala Krishna Chaltanya S/o Sri P. Hanumantha Rao & Others.

//t.c.f.b.o//

Joint Director 21 10 20029

7128/2024. Sheet 7 of 9





ప్రట్టిన తేదీ/DOB: 24/12/1982 పురుషుడు/ MALE Mobile No: 8328514296



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సంబంధీకులు: పినింటి శతి రెడ్డి, 1-4-144/1/62, మంగాపురం, ఓల్డ్ ఆల్వాల్, తిరుమంగిరి, హైదరాబాద్, తెలంగాణ - 500010

Address :

C/O: Pininty Sathi Reddy, 1-4-144/1/62, Mangapuram, Old Alwal, Tirumalagiri, Hyderabad, Telangana - 500010













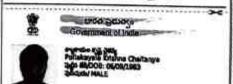
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