

SCANNED

10950/2024



తెలంగాణ తేలంగానా TELANGANA

BD 393948

Tran Id: 240711114435217131
 Date: 11 JUL 2024, 11:47 AM
 Purchased By:
 P SREEPATHI RAO
 S/o P LAXMI NARAYANA RAO
 R/o HYD
 For Whom
 M/S MATHRUBOOMI DEVELOPERS

MANTHA
 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

DEED OF MORTGAGE (Without Possession)**(Under Section 113 of Telangana Panchayat Raj Act 2018) (Act 5 of 2018)**

THIS DEED OF MORTGAGE executed on this day 11th of July, 2024, at S.R.O. Maheshwaram, Ranga Reddy District **between :**

M/s. MATHRUBOOMI DEVELOPERS., Office at H.No.13-137, TRR Township, Gorthanagar, Meerpet, Sarronagar Mandal, Ranga Reddy District, Telangana-500097, Represented by its Managing Partners :

1. **SRI. P. SREEPATHI RAO, S/o. SRI. P. LAXMI NARAYANA RAO,** aged about 45 years, Occupation : Business, Resident of Plot No.247, Sripuram Colony, Malakpet, Hyderabad, T.S. Aadhar No.7332 6522 9415.
2. **SRI. KRISHNAIAH GONGLE, S/o. SRI. NARSING RAO ,** aged about 45 years, Occupation : Business, Resident of H.No.3-5-118/NBR One Apartment, Flat No.202, Krishna Nagar Colony, Hyderabad, Rajendra Nagar, Near Pedda Tallakunta Park, Attapur, K.V. Ranga Reddy, Telangana-500048, Aadhar No.2656 1452 3041.
3. **SRI. DEVARAMPALLY RAJESHWAR REDDY, S/o. SRI. DEVARAMPALLY SANJEEVA REDDY,** aged about 40 years, Occupation : Business, Resident of 20-114, R B Nagar, Shamshabad Village and Mandal, K.V. Ranga Reddy, Telangana-501 218, Aadhar No.9141 7838 2575.

Contd.2.

Handwritten signatures:
 P. Sreepathi Rao
 G. Sreepathi Rao
 (Signature)

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Maheswaram along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 10900/- paid between the hours of _____ and _____ on the 12th day of JUL, 2024 by Sri P Sreepathi Rao

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR		 M/S MATHRUBOOMI [1519-1-2024-11521]	M/S MATHRUBOOMI DEVELOPERS REP BY ITS MANAGING PARTNER DEVARAMPALLY RAJESHWAR REDDY S/O. DEVARAMPALLY SANJEEVA REDDY 20-114 R B NAGAR SHAMSHABAD VILLAGE AND Mandal, K V RANGA REDDY	
2	MR		 M/S MATHRUBOOMI [1519-1-2024-11521]	M/S MATHRUBOOMI DEVELOPERS REP BY ITS MANAGING PARTNER P SREEPATHI RAO S/O. P LAXMI NARAYANA RAO PLOT NO.247 SRIPURAM COLONY, MALAKPET	
3	MR		 M/S MATHRUBOOMI DEVI [1519-1-2024-11521]	M/S MATHRUBOOMI DEVELOPERS REP BY ITS MANAGING PARTNERS KRISHNAIAH GONGLE S/O. NARSING RAO HNO.3-5-118/NBR ONE APTS FLATNO.202 KRISHNA NAGAR COLONY HYDRAJENDRA NAGAR NEAR PEDDA TALLAKUNTA PARK ATTAPUR, KV RANGA REDDY	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 K SHIVA SHANKAR::: [1519-1-2024-11521]	K SHIVA SHANKAR DHANNARAM	
2		 M MAHESH::12/07/ [1519-1-2024-1152]	M MAHESH DHANNARAM	

12th day of July,2024

Signature of Sub Registrar
MaheswaramBiometrically Authenticated by
SRO P MADHUSUDHAN REDDY
on 12-JUL-2024 14:06:41**E-KYC Details as received from UIDAI:**

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9415 Name: Puligilla Sripathi Rao	S/O P.Laxmi Narayana Rao, Saroonagar, Rangareddi, Andhra Pradesh, 500097	
2	Aadhaar No: XXXXXXXX3041 Name: KRISHNAIAH GONGLE	S/O NARSING RAO GONGLE, Attapur, K.v. Rangareddy, Telangana, 500048	

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:: 2 ::

(Hereafter called the "THE MORTGAGORS" which their expression shall unless excluded by or is repugnant to the subject or context, include their heirs executors administrators and assigns)

IN FAVOUR OF

**THE MUNICIPAL COMMISSIONER, AMANGAL MUNICIPALITY, Amangal Mandal,
Ranga Reddy District, Telangana.**

(Hereinafter called "THE MORTGAGEE" which expression shall unless excluded by or is repugnant to the subject or context, include their successor in office and assign.)

Whereas the Mortgagors is the absolute and sole beneficial owner and is seized, possessed of otherwise well and sufficiently entitled to the property fully described in the Schedule and for greater clearance delineated on the Layout plan annexed here upto and there on shown with boundaries thereof colored red and expressed to be hereby mortgaged.

And whereas the Mortgagors applied for permission under **(Under Section 113 of Telangana Panchayat Raj Act 2018) (Act 5 of 2018)** to make a layout and form a new private street or road and building plots for residential purposes and in the land in Survey Nos. **1026/P, 1041/P, 1042/P, 1149/P & 1150/P**, Situated at **AMANGAL Revenue Village, Under Amangal Municipality, Amangal Mandal, Ranga Reddy District.**

And whereas the Mortgagee has accepted the same as sanctioned the layout plan **Director of Town and Country Planning**, in confirmed **Application No.001731/LO/DTCP/3134/0002/2024**, dated : 08-07-2024 subject to the following conditions that the following works as per specifications appended will be completed by the Mortgagors within (2) Two year from the date of release of approved layout.

1. Leveling with suitable gradient and formation of all roads with sub-surface.
2. Construction of drains and channelization of Nalas for allowing storm water run-off.

Contd.3.

P. S. Rao *G. King* *Q. S.*

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX2575 Name: D Rajeshwar Reddy	S/O Devarampally Sanjeeva Reddy, Shamshabad, Shamshabad, K.v. Rangareddy, Telangana, 501218	

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						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	10900	0	0	0	10900
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	16300	0	0	0	16400

Rs. 4900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10900/- towards Registration Fees on the chargeable value of Rs. 12062412/- was paid by the party through E-Challan/BC/Pay Order No ,7464KY120724 dated ,12-JUL-24 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 16350/-, DATE: 12-JUL-24, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 2971470492417, PAYMENT MODE: NB-1001138, ATRN: 2971470492417, REMITTER NAME: PL SREEPATHI RAO AND OTHRES, EXECUTANT NAME: P SREEPATHI RAO AND OTH:RS, CLAIMANT NAME: THE MUNICIPAL COMMISSIONER AMANGAL).

Date:

12th day of July, 2024

Signature of Registering Officer
Maheswaram

Certificate of Registration

Registered as document no. 10950 of 2024 of Book-1 and assigned the identification number 1 - 1519 - 10950 - 2024 for Scanning on 12-JUL-24 .

Registering Officer
Maheswaram

(P Madhusudhan Reddy)

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1. Greenery in the layout including avenue plantation in public open spaces and construct rain water harvesting pits etc.
2. Fencing of open spaces
3. Street Lights and Electricity facilities.
4. Provision of sewerage disposal system and protected water supply system.

Now this deed of Mortgage witnesses as follows:

- i) In pursuance of the rules relating to as the approval of layout(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 schedule land to the mortgagee.
- ii) If the Mortgagors compels the works as stated in para supra to the satisfaction of the MUNICIPALITY within the agreed period of 2(Two) 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 to the Mortgagors without any further liability on the same towards the execution of works contemplated in para supra.
- iii) It is hereby expressly agreed and declared that in the event of any failure on the part of Mortgagors to comply with any of the terms and conditions for the sanction of layout or these 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 the amount so realized and the mortgagors, shall not be entitled to question the unfettered right of mortgagee in any court of law.

Contd.4.

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- (a) 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 mortgagors will be under the first charge towards the said excess amount spent by the MUNICIPALITY.

Market Value of the said property is Rs.1,08,50,500/- (Rupees One Crore eight lakhs fifty thousand five hundred only) at the rate of Rs.1800/- per Sq.Yard Stamp duty is paid on market value.

SCHEDULE OF BOUNDARIES OF MORTGAGE PLOTS

All that piece of land Open plot Nos.68, 69, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80 & 81 (total 13 Number of Plots), admeasuring 6027.86 Sq.Yards (16.13%) or 7209.26 Sq.Yards, in Survey Nos.1026/P, 1041/P, 1042/P, 1149/P & 1150/P, Situated at AMANGAL Revenue Village, Under Amangal Municipality, Amangal Mandal, Ranga Reddy District, and the plot is bounded as follows:

Boundaries for Plot Nos.68 & 69 admeasuring 837.73 Sq.Mtrs or 1001.91 Sq.Yards-I

NORTH : 33'-0" Wide Road
SOUTH : Plot No.71
EAST : 33'-0" Wide Road
WEST : Neighbours land

Boundaries for Plot Nos.71, 72, 73, 74, 75, 76, 77 & 78, admeasuring 3436.19 Sq.Mtrs or 4109.67 Sq.Yards or - II

NORTH : Plot Nos.68, 69m & 70
SOUTH : 40'-0" Wide Road
EAST : 33'-0" Wide Road
WEST : 33'-0" Wide Road & Neighbours land

Contd..5..

PSA

G. Singh

(Signature)

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Boundaries for Plot Nos.79, 80 & 81, admeasuring 1753.94 Sq.Mtrs or 2097.68 Sq.Yards- III

NORTH : Neighbours land
SOUTH : 40'-0" Wide Road
EAST : 33'-0" Wide Road
WEST : Neighbours land

The terms and conditions of this deed are binding and shall continue to be binding on the mortgagors, their 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 where of the said mortgagors hereinto set his hand the day and the year first above written.

In the presence of

WITNESSES:-

1. 

2. 

1. 

2. 

3. 

SIGNATURE OF THE MORTGAGORS

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OFFICE OF THE AMANGAL Municipality/Municipal Corporation

TS-bPASS

Rangareddy DISTRICT

TS-bPASS - FEE INTIMATION LETTER

Application No. : **001731/LO/DTCP/3134/0002/2024**

Dated : **08 July, 2024**

Application Date : **19 February, 2024**

To

Sri/Smt,

M/S MATHRUBHOOMI DEVELOPERS

H.NO.13-137, TRR TWON SHIP, GORTHAMNAGAR, MEERPET, SAROORNAGAR MANDAL, R.R. DISTRICT.

Pin Code - 500097

Dear Sir/Madam,

Sub : AMANGAL Municipality/Municipal Corporation - Rangareddy District - TS-bPASS - Application for approval of layout, Draft Layout with plots in Sy.No. 1026/P,1041/P,1042/P,1149/P, 1150/P to an extent of dated at AMANGAL Village, AMANGAL Mandal, Rangareddy District-Fee Intimation to pay development and other charges and action to fulfill the precedent conditions for processing the case further - Request - Reg.

Ref : 1. Telangana Municipalities Act 2019

2. G.O.Ms.No.201 M.A, Dt: 16-11-2020

3. TSbPASS Act 2020 (Act 12 of 2020) Dt: 19-11-2020

4. G.O.Ms.No.105 M.A., Dt:05-07-2021

5. Your Layout Application No. **001731/LO/DTCP/3134/0002/2024** dated: **19/02/2024**.

6. The Layout owner/developer Lr. **001731/LO/DTCP/3134/0002/2024** dated: **19/02/2024** . along with Agreement in Appendix "D".

With reference to your representation along with agreement as submitted vide reference 5th & 6th cited ,it is to inform that your proposals for approval of layout with plots in Survey No. **1026/P,1041/P,1042/P,1149/P, 1150/P** of **AMANGAL Village, AMANGAL Mandal, Rangareddy District** to an extent of Ac. **15.61** cents is under process as per provisions of GO Ms no 105 MA dt. 05-07-2021, GO.Ms.No.201 MA dt. 16-11-2020 read with Telangana Municipalities Act 2019

You are requested to pay the following in favor of Municipal Commissioner **AMANGAL Municipality/Municipal Corporation** Municipality through online Payment gateway within (10) days for taking further action in this matter.

The details of the charges are as follows:

Item	Amount (in RS)
Through Online Payment	
Processing Fee	10,000.00
Processing Fee	10,000.00
Conversion Charges	306,488.00
Development Charges	429,083.00
Layout Fee	81,950.00
Publication Charges	5,000.00
Road Impact Fee	429,083.00
Site Approval Fees	735,570.00
TSbPASS Charges	122,595.00
Total	2,129,769.00

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You are requested to pay the above fee and charges within 30 days i.e. before Date **07 August, 2024** through online for further necessary action. Further you are requested to comply with the following conditions.

General Conditions for Compliance:

1. The Applicant shall pay Layout fee, Conversion Development and other charges within 30 days , If the amount is not paid by the applicant within 30 days, then penalty@10% will be charged.
2. The applicant shall mortgage for plot / Villa nos. **81,80,79,76,75,74,77,78,73,72,71,68,69** (total **13** number of plots) i.e. **6027.86** Sq.mtrs (**16.13** %) through registered deed in favour of Commissioner, AMANGAL Municipality/Municipal Corporation and the original shall be submitted to the Local Body.
3. The applicant shall not construct the compound wall around the site under reference.(in case of open layouts)
4. The applicant shall follow the conditions imposed by Municipality/Municipal Corporation.
5. The Municipality/Municipal Corporation reserves 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
6. The applicant is the whole responsible if any discrepancy occurs in the ownership documents and ULC aspects .
7. 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.
8. The applicant shall provide the STP and septic tank as per standard specification.
9. Any conditions laid by the authority are applicable.
10. 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.
11. The applicant shall handover the Layout roads area **16077.86** Sq.mtrs (**26.23** %), Open space area **5625.42** Sq.mtrs (**9.18** %) Utility area **808.67** Sq.mtrs (**1.32** %) to the Local Body before release of Tentative Layout plans by Municipality/Municipal Corporation.
12. The submitted architect signature made on the plans and Undertaking on Rs.100 Non Judicial Stamp paper if any discrepancy and misinterpretation, in case in future any objections raised by the concerned architect, the technically approved Layout plans will be withdrawn and cancelled without any notice and action will be taken as per law.
13. In large projects where it is proposed to temporarily house the construction workers on the site, proper hygienic temporary shelter with drinking water and sanitary measures shall be provided
14. The Owner/Developers shall be responsible for the safety of construction workers
15. If in case above said condition is not adhered Municipality/Municipal Corporation can withdraw the said permission.
16. G.O.Ms.No.105 MA & UD, dt.05.07.2021 if the fee is not paid within 30 days the applicant shall be allowed to pay the same within another 30 days on payment of 10% Interest.Failure in payment of fee and submission of documents within the stipulated time the application shall be autoclosed.

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



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Your compliance on the above should reach the undersigned within 30 days i.e., before **07 August, 2024** failing which further action will be taken as per the extend of law.

Note :

1. Layout fee & other charges to be paid ONLINE through TS-bPASS using CREDIT CARD/ DEBIT CARD / NET BANKING.

Yours Faithfully

Designation: Commissioner,
Date and Time: 08/07/2024 9:57:04 PM



Commissioner

**AMANGAL Municipality/Municipal
Corporation**

This is computer generated letter, doesn't require any signatures.
In Case of Deemed Approval, If fee is not paid within 15 days, deemed approval stands cancelled.

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Project Title : PLAN SHOWING THE PROPOSED RESIDENTIAL
 OPEN PLOTS LAYOUT IN SY.NO'S.1026/P.1041/P.1042/P.1149/P,
 1150/P SITUATED AT AMANGAL VILLAGE , AMANGAL MANDAL ,
 RANGAREDDY DISTRICT .
 BELONGING TO
 M/S MATHRU BHOOMI DEVELOPERS
 REP BY
 1.SRI.P.SRIPATHI RAO
 2.SRID.RAJESHWAR REDDY

REFERENCE	
LAYOUT BOUNDARY	
TOTAL LAYOUT AREA	15 Acres 24.44 Gts 75557.92 SQ.Yds 63173.98 SQ.Mts
AREA EFFECTED UNDER PROPOSED 18.0M WIDE ROAD	1876.48 Sqm
NET LAYOUT AREA	15 Acres 5.89 Guntas 73313.58 SQ.Yds 61297.48 SQ.Mts
TOTAL NO. OF PLOTS	81
WATER HARVESTING PIT SIZE	4' x 4' x 6'

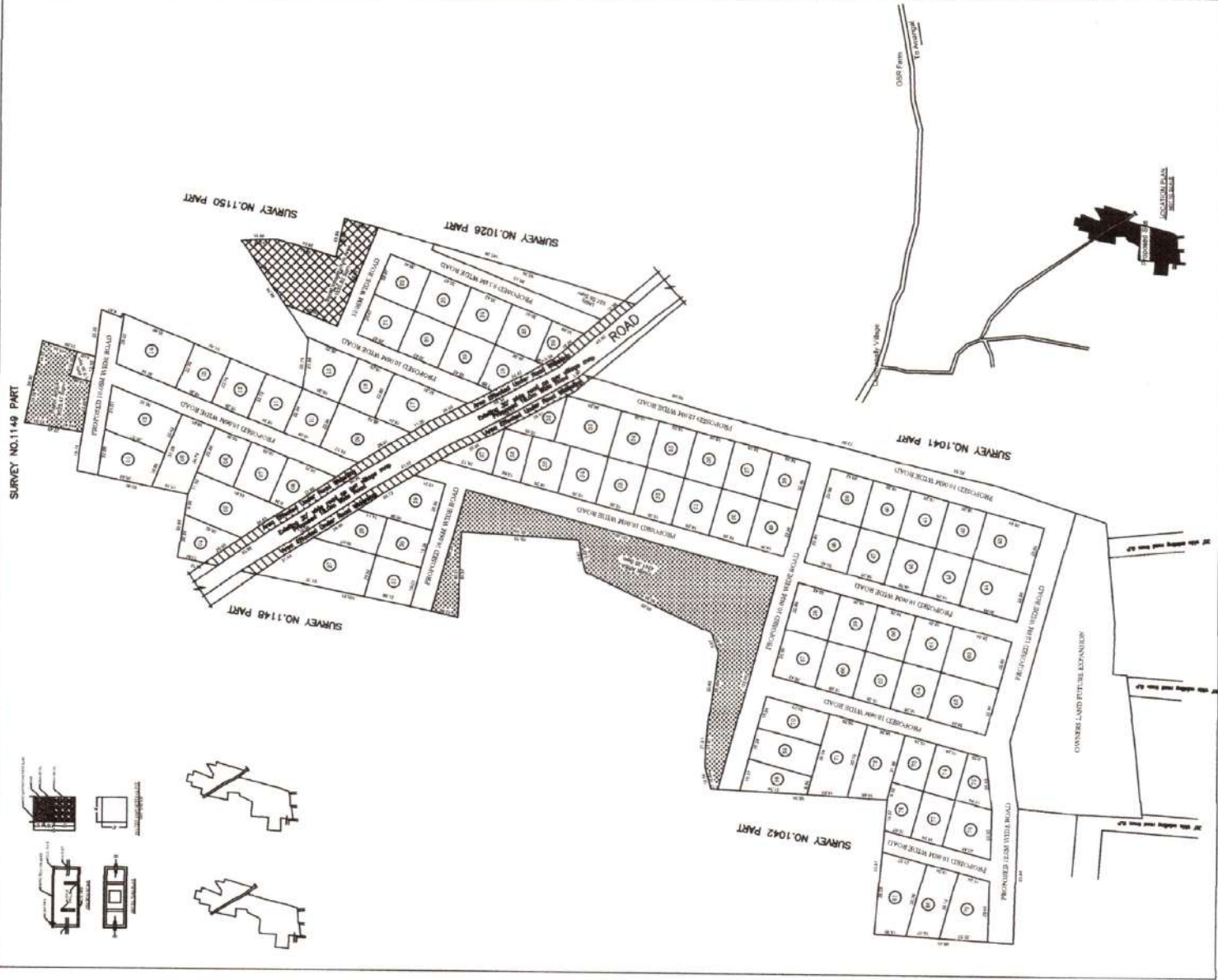
LANDUSE ANALYSIS		
	Sq.m	PERCENTAGE
PLOTTED AREA	37383.08	60.99%
ROADS AREA	15944.44	26.01%
OPEN SPACES AREA	5625.47	09.18%
SOCIAL INFRASTRUCTURE AREA	1535.82	02.50%
UTILITY AREA	808.67	01.32%
TOTAL AREA	61297.49	100.00%

Scale : 1 : 600

N

OWNERS SIGN

ARCHITECT SIGN



Plan

G. King

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Government of India

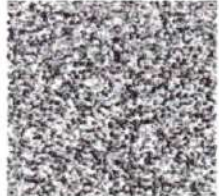


Puligilla Sripathi Rao
Puligilla Sripathi Rao
పుట్టిన తేదీ/DOB: 16/08/1978
పురుషుడు/ MALE

7332 6522 9415
VID : 9111 5256 9091 9817

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India



తరువాత:
S/O P.Laxmi Narayana Rao, 13-137,goutham
nagar,Meerpet, Saroomnagar, Rangareddi,
Andhra Pradesh - 500097

Address:
S/O P.Laxmi Narayana Rao, 13-137,goutham
nagar,Meerpet, Saroomnagar, Rangareddi,
Andhra Pradesh - 500097

7332 6522 9415
VID : 9111 5256 9091 9817

9447 | help@uidai.gov.in | www.uidai.gov.in

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GOVERNMENT OF INDIA

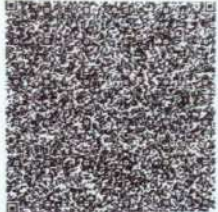


కృష్ణయ్య గొంగ్లే
KRISHNAIAH GONGLE
పుట్టిన తేదీ/DOB: 05/03/1979
పురుషుడు/ MALE

2656 1452 3041
VID : 9186 1451 9110 4527

నా ఆధార్ - నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



తరువాత:
S/O NARSING RAO GONGLE, 3-5-118/NBR
ONE APARTMENT FLOT NO 202,, KRISHNA
NAGAR COLONY, HYDERGUDA, RAJENDRA
NAGAR, NEAR PEDDA TALLAKUNTA PARK,
Attapur, K.v. Rangareddy,
Telangana - 500048

Address:
S/O NARSING RAO GONGLE, 3-5-118/NBR
ONE APARTMENT FLOT NO 202,, KRISHNA
NAGAR COLONY, HYDERGUDA, RAJENDRA
NAGAR, NEAR PEDDA TALLAKUNTA PARK,
Attapur, K.v. Rangareddy,
Telangana - 500048

2656 1452 3041

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

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Government of India

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

రిజిస్ట్రేషన్ నంబర్ / Enrollment No.: 2081/11378/81583

To
దేవరంపల్లి రాజేశ్వర రెడ్డి
Devarampally Rajeshwar Reddy
S/O Devarampally Sanyaseva Reddy,
20-114, R B Nagar,
VTC Shamshabad,
PO Shamshabad,
Sub District Shamshabad, District: K.v. Rangareddy,
State: Telangana.
PIN Code: 501218.
Mobile: 9948225000
M=679470733F1

**మీ ఆధార్ నంబర్ / Your Aadhaar No. :
9141 7838 2575**

నా ఆధార్, నా గుర్తింపు

9141 7838 2575
నా ఆధార్, నా గుర్తింపు

దేవరంపల్లి రాజేశ్వర రెడ్డి
Devarampally Rajeshwar Reddy
పుట్టిన తేదీ / DOB : 14/03/1984
పురుషుడు / Male

Issue Date : 20/03/2013

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10950/2024.
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GOVERNMENT OF INDIA

క శివ శంకర్
K Shiva Shankar

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