

15042/2024

15736



తెలంగాణ తెలంగాణ TELANGANA

V. Srinivasa Rao
BD 100437

Trans Id: 240610100820045430
Date: 10 JUN 2024, 10:09 AM
Purchased By:
P VENKATA RAMANA
S/o P RAMAIAH
R/o HYD
For Whom
MS V R INFRA

V.SRINIVASA RAO
LICENSED STAMP VENDOR
Lic. No. 15-11-035/2013
Ren.No. 15-11-011/2022
SHOP NO.3, SARVODAYA
APRT, BHAGYANAGAR
COLONY, KUKATPALLY,
MEDCHAL-MALKAJGIRI
DISTRICT
Ph 9440113867

SIMPLE MORTGAGE DEED
(Without Possession)

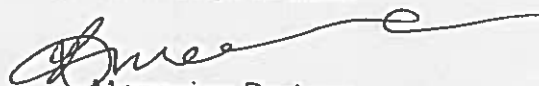
This Mortgage is made and executed on this the 11th day of June, 2024 at S.R.O. Quthbullapur by :

M/s. V.R. INFRA (PAN No.AARFV4531C), having its office at House No.2-1/103/1, Venkat Nivas, Widia Colony, Miyapur, Hyderabad, Represented by its Managing Partner SRI.P.VENKATA RAMANA S/O. SRI.P.RAMAIAH, aged about 60 years, occ: Business, R/o. EWS-763, Road No.3, KPHB Colony, Kukatpally, Hyderabad-500072, T.S. Aadhar No. ~~XXXXXX~~ ~~XXXXXX~~ 3647, Phone No.9866101871.

Hereinafter called the "FIRST PART/THE OWNER" which expression shall mean and include all their heirs, executors, administrators, successors-in-interest in title, assigns, nominees, attorneys, representatives etc.,

Contd..2..

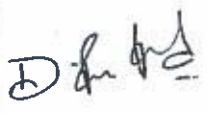
For V R INFRA


Managing Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Quthbullapur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1998 and fee of Rs. 2200/- paid between the hours of 11 and 12 on the 11th day of JUN, 2024 by Sri P.Venkata Ramana

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
1	MR		 P VENKATA RAMANA (MAN) [1521-1-2024-15736]	P VENKATA RAMANA (MANAGING PARTNERS) S/O. P RAMAIAH EWS 763, KPHB COLONY, KUKATPALLE (M) VILL., KUKATPALLY MDL., MEDCHAL-MALKAJGIRI DIST., TELANGANA, 500072.	

Identified by Witness:				
SI No	Thumb Impression	Photo	Name & Address	Signature
2		 D V S N RAMPRASAD: 11/06/2024 10:11 [1521-1-2024-15736]	D V S N RAM PRASAD HYD	
1		 M SAI CHAITANYA: 11/06/2024 10:11 [1521-1-2024-15736]	M SAI CHAITANYA HYD	

Biometrically Authenticated by
SRO K. Mahender
on 11-JUN-2024 11:20:54

11th day of June 2024

Signature of Sub Registrar
Quthbullapur

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX8088 Name: D V S N Ram Prasad	S/O D Veeravenkateswararao, Amudalapalle, Krishna, Andhra Pradesh, 521324	
2	Aadhaar No: XXXXXXXX1263 Name: Monangi Sai Chaitanya	S/o Monangi Venkataramana, Kurupam, Parvathipuram Manyam, Andhra Pradesh, 535524	
3	Aadhaar No: XXXXXXXX3647 Name: Penikalapati Venkataramana	S/O Penikalapati Ramaiah, Kukatpally, Medchal-malkajgiri, Telangana, 500085	

Bk - 1, CS No 15736/2024 & Doct No 15042/2024.
Sub Registrar
Quthbullapur
Sheet 1 of 7



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IN FAVOUR OF

THE COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA), SWARNAJAYANTI, AMEERPET, HYDERABAD.

Hereinafter called the **SECOND PART** which term shall include its representatives, officials etc.,

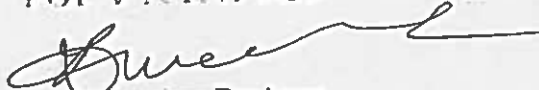
WHEREAS, the First Party herein is the sole, absolute owner and peaceful possessor of **Part of Plot No.111, admeasuring 226.66 Sq.yards (Out of 266.67 Sq.yards), and Part of Plot No.112, admeasuring 146.67 Sq.yards (Out of 266.67 Sq.yards) totally admeasuring 373.33 Sq.yards or equivalent to 312.10 Sq.Mtrs., in Survey Nos.300 Part, 302 and 309 Part, Situated at 'SAI KRISHNAJA HILLS' of Bachupally Village and Mandal, under Nizampet Municipal Corporation, Medchal-Malkajgiri District, Telangana State, having purchased the same through a registered Sale Deed, vide Document No.9905/2024 registered at S.R.O. Quthbullapur.**

Whereas the First party has applied for construction of building permission for proposed construction of **Building consisting of 1 Stilt + 5 Upper Floors, and** whereas the **COMMISSIONER, HMDA, SWARNAJAYANTI, AMEERPET, HYDERABAD** has approved the sanctioned plan in respect of above said Part of Plot Nos.111 & 112, total Land total admeasuring **373.33 Sq.yards.**

WHEREAS as required under Hyderabad revised building rules issued vide G.O.Ms.No.86 M.A dated.03-03-2006, G.O.Ms.No. 171 M.A., datd.19-04-2006 & 623 M.A., dated.01-12-2006, G.O.Ms.No.168, dated. 07-04-2012, we execute and submit an undertaking affidavit in favour of **COMMISSIONER, HMDA, SWARNAJAYANTI, AMEERPET, HYDERABAD** authorizing it to initiate appropriate action as per the said G.O. and we are agreeing to abide by the terms and conditions as per the said G.O. 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. 171 M.A., datd.19-04-2006 & 623 M.A., dated.01-12-2006, G.O.Ms.No.168, dated. 07-04-2012.

For VR INFRA

Contd..3..


Managing Partner

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	2200	0	0	0	2200
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	7700	0	0	0	7800

Rs. 5000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2200/- towards Registration Fees on the chargeable value of Rs. 2173000/- was paid by the party through E-Challan/BC/Pay Order No. 246CQQ110624 dated 11-JUN-24 of ICICIRB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 7750/-, DATE: 11-JUN-24, BANK NAME: ICICIRB, BRANCH NAME: , BANK REFERENCE NO: 4754695318438, PAYMENT MODE: NB-1001138, ATRN: 4754695318438, REMITTER NAME: MS VR INFRA, EXECUTANT NAME: MS VR INFRA, CLAIMANT NAME: COMMISSIONER HMDA HYDERABAD).

Date:

11th day of June, 2024

Signature of Registering Officer
Quthbullapur

Certificate of Registration

Registered as document no. 15042 of 2024 of Book-1 and assigned the identification number 1 - 1521 - 15042 - 2024 for Scanning on 11-JUN-24.

Registering Officer
Quthbullapur
(K. Mahender)

Bk - 1, CS No 15736/2024 & Doct No 15042/2024. Sub Registrar Quthbullapur Sheet 2 of 7

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AND WHEREAS, we hereby authorize the **COMMISSIONER, HMDA, SWARNAJAYANTI, AMEERPET, HYDERABAD**, Metropolitan Development Authority to enforce the terms and conditions of G.O.Ms.No.86 M.A dated.03-03-2006, G.O.Ms.No. 171 M.A., datd.19-04-2006 & 623 M.A., dated.01-12-2006, G.O.Ms.No.168, dated. 07-04-2012 in case of violation of the terms and conditions of the sanctioned plan granted/permitted, vide File No.004399/BP/HMDA/0944/MED/2024 to initiate summary demolition proceedings in respect of the violated portion.

AND WHEREAS, in compliance of the said G.O.Ms.No.86 M.A dated.03-03-2006, G.O.Ms.No. 171 M.A., datd.19-04-2006 & 623 M.A., dated.01-12-2006, G.O.Ms.No.168, dated. 07-04-2012, we do hereby handover the **10.57% of the Proposed Building i.e., 91.78 Sq.Mtrs. in Fifth Floor** (as per schedule given below) to the **COMMISSIONER, HMDA, SWARNAJAYANTI, AMEERPET, HYDERABAD** by way of this undertaking, in case we violate the terms and conditions of the sanctioned plan we hereby authorize the **COMMISSIONER, HMDA, SWARNAJAYANTI, AMEERPET, HYDERABAD** to dispose of the **10.57% of the total built up area 91.78 Sq.Mtrs., in Fifth 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 **COMMISSIONER, HMDA, SWARNAJAYANTI, AMEERPET, HYDERABAD** for the violations committed by us, we have no operation of whatsoever nature.

That the value of the 10.57% mortgage area is 91.78 Sq.Mtrs., or 987.55 Sq.feet, at the rate of Rs.1100/- per Sq.feet = Rs. 10,87,000/- only.

SCHEDULE OF THE PROPERTY

All that **10.57% of the Proposed Building i.e., 91.78 Sq.Mtrs., or 987.55 Sq.feet in Fifth Floor, (Out of 868.10 Sq.Mtrs)**, constructing on Part of Plot Nos.111 & 112, total land admeasuring **373.33 Sq.yards** or equivalent to 312.10 Sq.Mtrs., in Survey Nos.300 Part, 302 and 309 Part, Situated at 'SAI KRISHNAJA HILLS' of Bachupally Village and Mandal, under Nizampet Municipal Corporation, Medchal-Malkajgiri District, Telangana State, and bounded by :-

NORTH : OPEN TO SKY & REMAINING PART IN FIFTH FLOOR
SOUTH : OPEN TO SKY
EAST : OPEN TO SKY & REMAINING PART IN FIFTH FLOOR
WEST : OPEN TO SKY

Contd..4..

For V R INFRA


Managing Partner

AND WHEREAS, 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 we do hereby authorize the **COMMISSIONER, HMDA, SWARNAJAYANTI, AMEERPET, HYDERABAD** to remove the same at my cost.

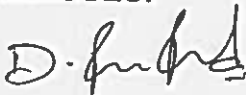
AND WHEREAS in compliance of G.O.Ms.No.86 M.A dated.03-03-2006, G.O.Ms.No. 171 M.A., datd.19-04-2006 & 623 M.A., dated.01-12-2006, G.O.Ms.No.168, dated. 07-04-2012, we have obtained a comprehensive building insurance policy as stipulated under the G.O., and in case of failure in obtaining said policy the **COMMISSIONER, HMDA, SWARNAJAYANTI, AMEERPET, HYDERABAD** 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. 171 M.A., datd.19-04-2006 & 623 M.A., dated.01-12-2006, G.O.Ms.No.168, dated. 07-04-2012.

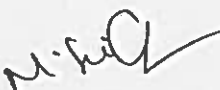
AND WHEREAS, we do hereby undertake that we shall not deliver the possession of any part of built up area of the proposed building to be constructed by virtue of the provisional sanctioned plan granted by the **COMMISSIONER, HMDA, SWARNAJAYANTI, AMEERPET, HYDERABAD** at the site by way of sale/lease unless and until the Occupancy Certificate is granted by the **COMMISSIONER, HMDA, SWARNAJAYANTI, AMEERPET, HYDERABAD** to initiate proceedings for violations of said conditions in accordance with the G.O.Ms.No.86 M.A dated.03-03-2006, G.O.Ms.No. 171 M.A., datd.19-04-2006 & 623 M.A., dated.01-12-2006, G.O.Ms.No.168, dated. 07-04-2012.

We do hereby further undertake that we will comply all those terms and conditions imposed by the **COMMISSIONER, HMDA, SWARNAJAYANTI, AMEERPET, HYDERABAD** pursuant to the building applications for the proposed sanctioned plan granted to me.

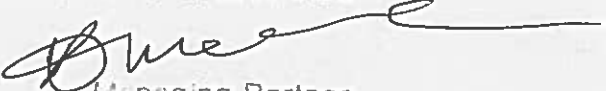
IN WITNESS WHEREOF the Owner herein have executed this Mortgage Deed with their free will and violation on their own and without there being any duress or undue influence or coercion on the 11th day of June, 2024 in the following witnesses.

WITNESSES:

1. 

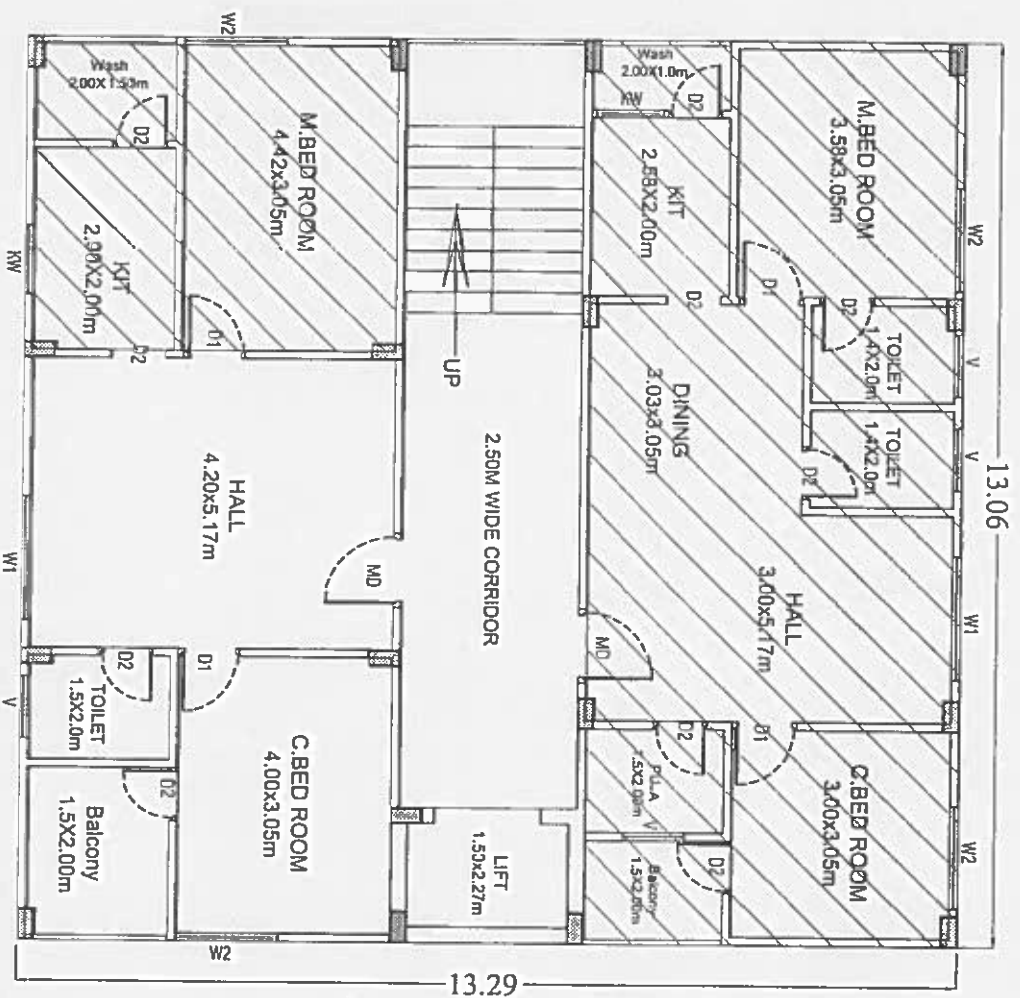
2. 

For V.R. INFRA


Managing Partner

**SIGN.OF THE LAND OWNER/
FIRST PARTY**

FIFTH FLOOR PLAN-TDR FLOOR MORTGAGE FLOOR



PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT STILT+4 FLOORS+ 5th FLOOR (TDR FLOOR) ON PART OF PLOT NO.111 AND PART OF PLOT NO.112, IN SY.NOS : 300 Part, 302 & 309 Part, SITUATED AT "SAI KRISHNAJA HILLS", BACHUPALLY VILLAGE AND MANDAL, MEDCHAL MALKAJIRI DISTRICT UNDER HMDA.

BELONGS TO :

M/s. V.R. INFRA
Represented by its Managing Partner
Sri. P. VENKATA RAMANA
S/o. Sri. P. RAMAIAH

SCHEDULE OF AREAS:-

TOTAL PLOT AREA	: 312.10 SQ.MTS/ 373.33 Sq.Yds
STILT FLOOR	: PARKING
FIRST FLOOR AREA	: 173.62 SQ.MTS.
SECOND FLOOR AREA	: 173.62 SQ.MTS.
THIRD FLOOR AREA	: 173.62 SQ.MTS.
FOURTH FLOOR AREA	: 173.62 SQ.MTS.
FIFTH FLOOR (TDR FLOOR) AREA	: 173.62 SQ.MTS.
TOTAL PLINTH AREA	: 868.10 SQ.MTS.
OPEN AREA	: 138.48 SQ.MTS.
COMPOUND WALL	: 70.71 Rmt

MORTGAGE 10.57% OF TOTAL PLINTH AREA: 91.78 SQ.MTS.
FIFTH FLOOR

REFERENCES:-

PROPOSED : ☐ TO BE DEMOLISH : ☐
EXISTING : ☐ SCALE:1:100,
ALL DIM. ARE IN MTS.



FOR V R INFRA

Managing Partner

OWNER'S SIGNATURE:



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చిరునామా : S/O పెనికలపాటి రామయ్య
15-29-763, రోడ్ నెం. 3
మధుసూధన్ ఆసుపత్రి దగ్గర
కె పి హెచ్ బి కాలనీ, కుకట్ పల్లి
హైదరాబాద్, ఆంధ్ర ప్రదేశ్ 500072

Address: S/O Penikalapati
Ramaiah, 15-29-763, ROAD
NO-3, NEAR
MADHUSUDHAN
HOSPITAL, K P H B
COLONY, KUKAT PALLY,
Hyderabad, Andhra Pradesh
500072



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1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



పి.ఓ. బాక్స్ నెం. 1947,
హైదరాబాద్-500001



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GOVERNMENT OF INDIA



పెనికలపాటి వెంకటరమణ
Penikalapati Venkataramana

పుట్టిన సంవత్సరం / Year of Birth : 1962
పురుషుడు / Male

3647

అధార్ - సామాన్యని హక్కు

[Signature]



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చిరునామా : S/O డి వీరవెంకటేశ్వరరావు,
బంటుమిల్లి మండలం, ఆముదాలపల్లె,
ఆముదాలపల్లె కృష్ణా, ఆంధ్ర ప్రదేశ్,
521324

Address: S/O D
Veeravenkateswararao,
BANTUMILLI MANDAL,
Amudalapalle, Amudalapalli,
Krishna, Andhra Pradesh, 521324



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1800 180 1947



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పి.ఓ. బాక్స్ నెం. 1947,
హైదరాబాద్-500001



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డి వి ఎస్ ఎన్ రామ్ ప్రసాద్
D V S N Ram Prasad

పుట్టిన సంవత్సరం / Year of Birth : 1987
పురుషుడు / Male

8088

అధార్ - సామాన్యని హక్కు

[Signature]



భారత ప్రభుత్వం
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చిరునామా :
S/O: వెంకటరమణ, 6-160,
కొత్తలతాడవి కాలనీ, కురుపం,
విజయగఢం, కురుపం, ఆంధ్ర ప్రదేశ్,
535524

Address:
S/O: Venkataramana, 6-160,
kothalathadavi colony, Kurupam,
Vizianagaram, Kurupam, Andhra
Pradesh, 535524



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1800 180 1947



help@uidai.gov.in



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P.O. Box No. 1947,
Bongalur-500 001



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వెంకటరమణ
Venkataramana
పుట్టిన సంవత్సరం / Year of Birth : 1962
పురుషుడు / Male

1263

నా అధార్ - నా గుర్తింపు