

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 27500/- paid between the 15th day of MAY, 2025 by Sri Peddi Kondal Reddy on the 15th day of MAY, 2025 by Sri Peddi Kondal Reddy

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

SI No Code E-kyc Details as Received from UIDAI

Photo

1	MR	Aadhar No XXXXXXXX5275			
		NAME: NANDHIKANTI SRINIVAS S/O LATE NANDHIKANTI BRAVAN KUMAR TIRUMALAGIRI, TIRUMALAGIRI, HYDERABAD, TELANGANA, 500010			
		S/O. LATE NANDHIKANTI SRINIVAS NANDHIKANTI SRINIVAS 1-12-48 SRINIVAS NAGAR COLONY TEMPLE ALUVA, SEC BAD			
2	MR	Aadhar No XXXXXXXX5503			
		NAME: CHANDUPATLA MADHUSUDHAN S/O CHANDUPATLA VITTAL TIRUMALAGIRI, TIRUMALAGIRI, HYDERABAD, TELANGANA, 500010			
		CHANDUPATLA MADHUSUDHAN S/O. CHANDUPATLA VITTAL 1-5-1083/188 MANAGAPURAM COLONY OLD ALUVA, SEC BAD			
3	MR	Aadhar No XXXXXXXX3689			
		NAME: PANNALA BAL REDDY C/O PANNALA YADI REDDY GUNDLAPPOCHAMPALLE, MEDCHAL, MEDCHAL-MALKAJGIRI, TELANGANA, 500014			
		PANNALA BAL REDDY S/O. LATE PANNALA YADI REDDY 14-157 PRESTIGE PARK GUNDLAPPOCHAMPALLY VILLAGE DUNDIGAL GANDIMAISAMMA MANDAL, M.M.DIST			
4	MR	Aadhar No XXXXXXXX7385			
		NAME: PEDDI KONDAL REDDY P K ISHNA REDDY MEDCHAL, MEDCHAL-MALKAJGIRI, TELANGANA, 501401			
		PEDDI KONDAL REDDY S/O. LATE PEDDI KRISHNA REDDY 14-106 PRESTIGE PARK GUNDLAPPOCHAMPALLY VILLAGE DUNDIGAL GANDIMAISAMMA MANDAL, M.M.DIST			

Identified by Witness:

Bk - 1, CS No 3137/2025 & Doct No
3074/2025, Sheet 1 of 14 Sub Registrar
Shamirpet

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(Hereinafter called as the **MORTGAGORS** which expression shall unless excluded by or is repugnant to the subject or context, include his heirs executors administrators and assigns).

IN FAVOUR OF

**METROPOLITON COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT
AUTHORITY, (HMDA) Hereinafter Called "THE MORTGAGEE"**

(Which expression shall unless excluded by or is repugnant to subject or context, include his successors in office and assign).

Whereas the Mortgagors are the absolute and sole beneficial owners and are seized possessed of or otherwise well and sufficiently entitled to the property fully described in the schedule and for greater clearance delineated on the plan annexed here unto and there on shown with boundaries thereof Red Colored and expressed to be hereby mortgaged.

And Whereas the Mortgagors have Jointly applied for permission under section 19 & 20 of HMDA Act 2008, to make a Layout and form a new Private Street or Road Buildings Plots for Residential Purpose in the **OPEN LANDS, Totally Admeasuring 75,711.20 Sq. Yards** equivalent to Ac. 15-25.71 Gts., covered by Sy. Nos. **234/P, 236/P, 238/P, 239, 240/P, 241/P, 242, 243, 244/P, 245, 246, 248/P, 249, 250, 251, 259/P**, All being Situated at **DEVAR YAMZAL VILLAGE**, which comes under the newly formed **THUMKUNTA MUNICIPALITY**, Shamirpet Mandal, Medchal Malkajigiri District Telangana State. Having been purchased the same under various Registered Sale Deeds Bearing Document Nos. **1). 8796/2019, Dated: 15-10-2019, 2). 2693/2022, Dated: 22-04-2022, 3). 4741/2021, Dated: 13-08-2021**, being Respectively Regd. in the Office of the Sub-Registrar **SHAMIRPET**, And Doct. Nos. **1). 353/2022, 2). 301/2022, 3). 319/2022, 4). 324/2022, 5). 354/2022, 6). 355/2022, 7). 575/2022, 8). 304/2022, 9). 577/2022, 10). 318/2022, 11). 530/2022, 12). 573/2022, 13). 574/2022, 14). 322/2022, 15). 357/2022, 16). 528/2022, 17). 570/2022, 18). 325/2022, 19). 320/2022, 20). 308/2022, 21). 315/2022, 22). 371/2022, 23). 569/2022, 24). 316/2022, 25). 313/2022, 26). 572/2022, 27). 310/2022, 28). 305/2022, 29). 303/2022, 30). 582/2022, 31). 302/2022, 32). 887/2021, 33). 556/2022, 34). 838/2021, 35). 222/2021**, All the Docts being Registered in the Office of the Joint-Sub Registrar-cum-Thanisdar **SHAMIRPET, Medchal Malkajigiri District.**

1 P. C. Reedy
2 P. C. Reedy
3 ev. Mathew
4 Reedy

3.

Sl No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	Aadhar No: XXXXXXXX4267 NAME: INDUR NAVEEN S/O ENDOORI NARASIMULU Hastapur, Yedurthy, Medak, Telangana, 502255	 I NAVEEN - 15/05/2025 16:17 [1516-1-2025-3137] I NAVEEN AADHAAR	 <i>Indur</i>
2	Aadhar No: XXXXXXXX2784 NAME: PEDDI SASHIDHAR REDDY C/O PEDDI SHIVA REDDY Macha Bollaram, Alwal, Medchal-malkajgiri, Telangana, 500010	 P SASHIDHAR REDDY - 15/5 [1516-1-2025-3137] P SASHIDHAR REDDY AADHAAR	 <i>Gash</i>

Biometrically Authenticated by
SRO C. GODA DEVI
on 15-MAY-2025 15:19:22

15th day of May, 2025

Beenu
Signature of Sub Registrar
Shamirpet

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	27500	0	0	0	27500
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	33000	0	0	0	33100

Rs. 5000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 27500/- towards Registration Fees on the chargeable value of Rs. 27468000/- was paid by the party through E-Challan/BC/Pay Order No. 283JM/150525 dated, 15-MAY-25 of SBIN/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 33050/-, DATE: 15-MAY-25, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1921353659015, PAYMENT MODE: CASH-1001138, ATRN: 1921353659015, REMITTER NAME: P KONDAL REDDY, EXECUTANT NAME: P KONDAL REDDY AND OTHERS, CLAIMANT NAME: METROPOLITAN COMMISSIONER).

Date:

15th day of May, 2025

Beenu
Signature of Registering Officer
Shamirpet

Certificate of Registration

Registered as document no. 3074 of 2025 of Book-1 and assigned the identification number 1 - 1516 - 3074 - 2025 for Scanning on 15-MAY-25 .

Beenu
Registering Officer
Shamirpet
(C. Goda Devi)

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And the same has been mutated in their names under the Pattadar Pass Books and Title Deeds Bearing Nos. 1. T06130250640 under Patta/Khata No. 60038, Subsequently as per Mandal Revenue Records the Sy. Nos. are Recorded as 234/K/2, 236/B/2, 236/D/2, 238/C/1, 238/E/3/1, 239/A/2, 239/B, 239/C/2, 239/D/2, 239/E/1/1, 239/F/2, 240/A/1, 241/C/2, 241/C/1/2, 241/D/2, 241/D/2, 241/E/2, 241/E/2, 241/F/1/2, 242/B/2, 242/B/2, 242/B/2, 242/D/2, 242/D/2, 242/D/2, 242/E/2, 242/E/2, 242/E/2, 242/F/1/2, 243/2, 243/2, 243/2, 243/2, 244/A, 244/B/2, 244/B/2, 244/C/2, 244/C/2, 244/D/2, 244/D/2, 244/D/2, 244/D/2, 244/E/2, 244/E/2, 244/E/2, 245/A, 245/B, 245/D, 245/E, 245/F, 245/G, 246/D/2, 246/D/2, 246/D/2, 246/D/2, 248/B/2, 248/B/2, 248/B/2, 248/B/2, 248/C/1/2, 248/D/2, 248/D/2, 249/A, 249/B, 249/D, 249/E, 249/F, 249/G, 250/A/4, 251/D/2, 251/D/2, 251/D/2, 251/D/2, 251/D/2, 259/B/2, 259/B/2, 259/C/1/2, 259/C/1/2, 259/F/2, 259/F/2.

2. T06130250492 under Patta/Khata No. 2013, Subsequently as per Mandal Revenue Records the Sy. Nos. are Recorded as 234/K/1/1/2, 236/B/1/1, 236/B/1/2, 236/C/1/2, 236/C/1/1/1, 236/C/1/1/2, 236/D/1/1, 238/B/1, 238/E/2, 239/C/1, 239/D/1/1, 239/D/1/2, 241/A/1/1, 241/A/1/2, 241/B/1, 241/B/2, 241/C/1/1/2, 241/C/1/1/1/2, 241/D/1, 241/D/1/1/2, 241/D/1/2, 241/E/1/1, 241/E/1/2, 241/E/1/1/2, 241/F/1/1, 242/A, 242/B/1/1, 242/B/1/2, 242/C/1, 242/C/1/1, 242/C/1/2, 242/D/1/1/2, 242/D/1/2, 242/D/1/1/2, 242/D/1/2, 242/E/1/1, 242/E/1/2, 242/F/1/1, 242/F/1/2, 243/B/1/1, 243/B/1/2, 243/C/1/1, 243/C/1/2, 244/B/1/1/2, 244/B/1/2, 244/C/1/1, 244/D/1/1/2, 244/D/1/2, 244/E/1/1, 244/E/1/2, 244/F/1/1, 244/F/1/2, 244/G/1/1, 244/G/1/2, 245/B/1/1, 245/B/1/2, 245/C/1/1, 245/C/1/2, 245/D/1/1, 245/D/1/2, 245/E/1/1, 245/E/1/2, 245/F/1/1, 245/F/1/2, 245/G/1/1, 245/G/1/2, 245/H/1/1, 245/H/1/2, 245/I/1/1, 245/I/1/2, 245/J/1/1, 245/J/1/2, 245/K/1/1, 245/K/1/2, 245/L/1/1, 245/L/1/2, 245/M/1/1, 245/M/1/2, 245/N/1/1, 245/N/1/2, 245/O/1/1, 245/O/1/2, 245/P/1/1, 245/P/1/2, 245/Q/1/1, 245/Q/1/2, 245/R/1/1, 245/R/1/2, 245/S/1/1, 245/S/1/2, 245/T/1/1, 245/T/1/2, 245/U/1/1, 245/U/1/2, 245/V/1/1, 245/V/1/2, 245/W/1/1, 245/W/1/2, 245/X/1/1, 245/X/1/2, 245/Y/1/1, 245/Y/1/2, 245/Z/1/1, 245/Z/1/2, 246/A/1/1, 246/A/1/2, 246/B/1/1, 246/B/1/2, 246/C/1/1, 246/C/1/2, 246/D/1/1, 246/D/1/2, 246/E/1/1, 246/E/1/2, 246/F/1/1, 246/F/1/2, 246/G/1/1, 246/G/1/2, 246/H/1/1, 246/H/1/2, 246/I/1/1, 246/I/1/2, 246/J/1/1, 246/J/1/2, 246/K/1/1, 246/K/1/2, 246/L/1/1, 246/L/1/2, 246/M/1/1, 246/M/1/2, 246/N/1/1, 246/N/1/2, 246/O/1/1, 246/O/1/2, 246/P/1/1, 246/P/1/2, 246/Q/1/1, 246/Q/1/2, 246/R/1/1, 246/R/1/2, 246/S/1/1, 246/S/1/2, 246/T/1/1, 246/T/1/2, 246/U/1/1, 246/U/1/2, 246/V/1/1, 246/V/1/2, 246/W/1/1, 246/W/1/2, 246/X/1/1, 246/X/1/2, 246/Y/1/1, 246/Y/1/2, 246/Z/1/1, 246/Z/1/2, 247/A/1/1, 247/A/1/2, 247/B/1/1, 247/B/1/2, 247/C/1/1, 247/C/1/2, 247/D/1/1, 247/D/1/2, 247/E/1/1, 247/E/1/2, 247/F/1/1, 247/F/1/2, 247/G/1/1, 247/G/1/2, 247/H/1/1, 247/H/1/2, 247/I/1/1, 247/I/1/2, 247/J/1/1, 247/J/1/2, 247/K/1/1, 247/K/1/2, 247/L/1/1, 247/L/1/2, 247/M/1/1, 247/M/1/2, 247/N/1/1, 247/N/1/2, 247/O/1/1, 247/O/1/2, 247/P/1/1, 247/P/1/2, 247/Q/1/1, 247/Q/1/2, 247/R/1/1, 247/R/1/2, 247/S/1/1, 247/S/1/2, 247/T/1/1, 247/T/1/2, 247/U/1/1, 247/U/1/2, 247/V/1/1, 247/V/1/2, 247/W/1/1, 247/W/1/2, 247/X/1/1, 247/X/1/2, 247/Y/1/1, 247/Y/1/2, 247/Z/1/1, 247/Z/1/2, 248/A/1/1, 248/A/1/2, 248/B/1/1, 248/B/1/2, 248/C/1/1, 248/C/1/2, 248/D/1/1, 248/D/1/2, 248/E/1/1, 248/E/1/2, 248/F/1/1, 248/F/1/2, 248/G/1/1, 248/G/1/2, 248/H/1/1, 248/H/1/2, 248/I/1/1, 248/I/1/2, 248/J/1/1, 248/J/1/2, 248/K/1/1, 248/K/1/2, 248/L/1/1, 248/L/1/2, 248/M/1/1, 248/M/1/2, 248/N/1/1, 248/N/1/2, 248/O/1/1, 248/O/1/2, 248/P/1/1, 248/P/1/2, 248/Q/1/1, 248/Q/1/2, 248/R/1/1, 248/R/1/2, 248/S/1/1, 248/S/1/2, 248/T/1/1, 248/T/1/2, 248/U/1/1, 248/U/1/2, 248/V/1/1, 248/V/1/2, 248/W/1/1, 248/W/1/2, 248/X/1/1, 248/X/1/2, 248/Y/1/1, 248/Y/1/2, 248/Z/1/1, 248/Z/1/2, 249/A/1/1, 249/A/1/2, 249/B/1/1, 249/B/1/2, 249/C/1/1, 249/C/1/2, 249/D/1/1, 249/D/1/2, 249/E/1/1, 249/E/1/2, 249/F/1/1, 249/F/1/2, 249/G/1/1, 249/G/1/2, 249/H/1/1, 249/H/1/2, 249/I/1/1, 249/I/1/2, 249/J/1/1, 249/J/1/2, 249/K/1/1, 249/K/1/2, 249/L/1/1, 249/L/1/2, 249/M/1/1, 249/M/1/2, 249/N/1/1, 249/N/1/2, 249/O/1/1, 249/O/1/2, 249/P/1/1, 249/P/1/2, 249/Q/1/1, 249/Q/1/2, 249/R/1/1, 249/R/1/2, 249/S/1/1, 249/S/1/2, 249/T/1/1, 249/T/1/2, 249/U/1/1, 249/U/1/2, 249/V/1/1, 249/V/1/2, 249/W/1/1, 249/W/1/2, 249/X/1/1, 249/X/1/2, 249/Y/1/1, 249/Y/1/2, 249/Z/1/1, 249/Z/1/2, 250/A/1/1, 250/A/1/2, 250/B/1/1, 250/B/1/2, 250/C/1/1, 250/C/1/2, 250/D/1/1, 250/D/1/2, 250/E/1/1, 250/E/1/2, 250/F/1/1, 250/F/1/2, 250/G/1/1, 250/G/1/2, 250/H/1/1, 250/H/1/2, 250/I/1/1, 250/I/1/2, 250/J/1/1, 250/J/1/2, 250/K/1/1, 250/K/1/2, 250/L/1/1, 250/L/1/2, 250/M/1/1, 250/M/1/2, 250/N/1/1, 250/N/1/2, 250/O/1/1, 250/O/1/2, 250/P/1/1, 250/P/1/2, 250/Q/1/1, 250/Q/1/2, 250/R/1/1, 250/R/1/2, 250/S/1/1, 250/S/1/2, 250/T/1/1, 250/T/1/2, 250/U/1/1, 250/U/1/2, 250/V/1/1, 250/V/1/2, 250/W/1/1, 250/W/1/2, 250/X/1/1, 250/X/1/2, 250/Y/1/1, 250/Y/1/2, 250/Z/1/1, 250/Z/1/2, 251/A/1/1, 251/A/1/2, 251/B/1/1, 251/B/1/2, 251/C/1/1, 251/C/1/2, 251/D/1/1, 251/D/1/2, 251/E/1/1, 251/E/1/2, 251/F/1/1, 251/F/1/2, 251/G/1/1, 251/G/1/2, 251/H/1/1, 251/H/1/2, 251/I/1/1, 251/I/1/2, 251/J/1/1, 251/J/1/2, 251/K/1/1, 251/K/1/2, 251/L/1/1, 251/L/1/2, 251/M/1/1, 251/M/1/2, 251/N/1/1, 251/N/1/2, 251/O/1/1, 251/O/1/2, 251/P/1/1, 251/P/1/2, 251/Q/1/1, 251/Q/1/2, 251/R/1/1, 251/R/1/2, 251/S/1/1, 251/S/1/2, 251/T/1/1, 251/T/1/2, 251/U

[illegible]

4...

J. W. Neely

P. Bal Reddy

Ch. Mathew
Sullivan

Q. 14

Bk - 1, CS No 3137/2025 & Doct No
3074/2025.

Sheet 3 of 14 Sub Registrar
Shamirpet



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4. T0613025
Revenue Records
238/F, 239/F/
concerned Thas
(and

4. T06130251112 under Patta/Khata No. 60463, Subsequently as per Mandal Revenue Records the Sy. Nos. are Recorded as 236/C/1, 236/E/1, 238/D, 238/E/1, 238/F, 239/F/1, 241/A1/6, 244/C/6/6, 244/E/6, 248/A/1/1. Issued by the concerned Thasildar cum Joint Sub-Registrar SHAMIRPET. Subsequently the above said Lands have been converted from Agricultural Purpose to Non-Agricultural Purpose through Proper Channel and the concerned Spl/Grade Dy. Collector and RDO has issued the Proceeding No.1. L/1984/2016, Dated: 01-10-2016. 2. B2/845/2019, Dated: 01-06-2019.

And Whereas the Mortgagee having accepted the same and have sanctioned the Draft Layout Plan in Vide Application No. 002815/LO/HMDA/0813/MED/2025, Dated: 06-05-2025, subject to the following conditions that the following works as per specification appended will be completed by the mortgagor within **three years** from the date of release of approved layout.

B. T Over water bound macadam roads and with water drain culverts wherever necessary

Laying of under ground sewers along the roads, of the layout and also construction of septic tank as per ISI standards.

Providing water supply lines along with layout roads including street lights fresh underground cables.

Providing Electrical lines along with layout roads including street lights fresh underground cables.

Providing avenue plantations along the layout roads, with structural trees to be one pattern for each road and also in the areas earmarked for open spaces.

Open spaces must be developed as a part with ornamental plants, water harvesting structure and a compound wall with ornamental grills.

The Area for Plots must be clearly specified and open space and other amenities have to be calculated in that pro-rates basis.

The mortgagor shall separately convey the area under roads with the amenities mentioned in para supra and the sites reserved for parks and play grounds (Open Spaces) etc., in the layout area to the Local Authority free of encumbrances at his cost/as per rules.

The Mortgagee does also hereby agree to pay the government revenue, municipal taxes, over the said property if any, till the redemption of the property as the same vests automatically in favour of the HMDA.

..5..

1. P. B. Reddy
2. P. Bal Reddy
3. Ch. Madhu Sunkara
4. P. B. Reddy

Bk - 1, CS No 3137/2025 & Doct No
3074/2025, Sheet 4 of 14 Sub Registrar
Shamirpet



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NOW THIS DEED OF MORTGAGE WITNESSETH AS FOLLOWS

1. In pursuance of rules relating to the approval of layout (hereafter referred to as the said rules) the mortgagor 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 and to the mortgage.
2. If the Mortgagor Completes the works as stated in para supra to the satisfaction of the HMDA within the agreed period of three years from the date of release of approved layout the Mortgage shall at the cost of Mortgagor be entitled to retransfer of the said plots or land at his expenses to Mortgagor with out any further liability on the same towards the execution of works contemplated in para supra.
3. It is hereby expressly agreed and declared that in the event of any failure on the part of the mortgage to comply with any of the terms and conditions for the sanction of layout or these shall be any breach by the mortgagor of the covenants it shall be lawful for the Mortgage to sell the Mortgaged property or any part thereof in any manner as the Mortgagee think fit and mortgagor shall forfeit the right of redemption as against the mortgage.
- a. And it hereby declared that the mortgagee, shall be free to complete the said works with the amount so realized and the mortgagor, shall not be entitled to question the unfettered right of mortgage 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 "Mortgagor" 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 mortgage will be under the first charge towards the said excess amount spent by the HMDA.

The Market Value of the Said Property is **Rs. 4200/- Per Sq. Yard** And the Total Value for Land Admeasuring **6540.0 Sq. Yards** is **Rs. 2,74,68,000/-**. Thus the Stamp Duty and Regn. Charges are paid on the said Value. Only.

..6..

P. U. Reddy
P. Bal Reddy
Mr. Mathur
Sullivan
Deity

SCHEDULE OF BOUNDARIES OF MORTGAGE PLOTS

All that the 15.25 % of Plotted Area consisting of Open Plot Bearing Nos.

Plot Nos.	Area Sq. Yards
146	244.0
147	167.0
148	167.0
149	173.0
150	228.0
151	167.0
152	167.0
153	167.0
154	167.0
155	167.0
156	167.0
157	167.0
158	302.0
159	224.0
160	167.0
161	167.0
162	167.0
163	167.0
164	167.0
165	167.0
166	167.0
167	167.0
168	228.0
169	173.0
170	167.0
171	167.0
172	244.0
173	226.0
174	154.0
175	154.0
176	160.0
177	221.0
178	160.0
179	333.0
184	169.0

(Total No of 35 Plots) Thus Totally Admeasuring 6540.0 Sq. Yards equivalent to 5467.51 Sq. Mtrs covered by Sy. Nos. 234/P, 236/P, 238/P, 239, 240/P, 241/P, 242, 243, 244/P, 245, 246, 248/P, 249, 250, 251, 259/P, All being Situated at DEVAR YAMZAL VILLAGE, which comes under the newly formed THUMKUNTA MUNICIPALITY, Shamirpet Mandal, Medchal Malkajgiri District Telangana State. Under S.R.O. Shamirpet, which is bounded by:-

..7.

P. K. Reddy
P. Bal Reddy
Ch. Madhu
Sudhakar

Boundaries for Plot Bearing Nos. 146 to 172, Totally Admeasuring 4989.0 Sq. Yards

NORTH : Neighbours Land,
SOUTH : Proposed 30' Wide Road,
EAST : Proposed 30' Wide Road,
WEST : Proposed 30' Wide Road.

Boundaries for Plot Bearing Nos. 173 to 176, Totally Admeasuring 694.0 Sq. Yards.

NORTH : Proposed Road,
SOUTH : Proposed 30' Wide Road,
EAST : Proposed 30' Wide Road,
WEST : Park.

Boundaries for Plot Bearing Nos. 177 & 178, Totally Admeasuring 381.0 Sq. Yards.

NORTH : Utility Area,
SOUTH : Proposed Road,
EAST : Proposed 30' Wide Road,
WEST : Neighbours Land.

Boundaries for Plot Bearing Nos. 179, Admeasuring 333.0 Sq. Yards.

NORTH : Neighbours Land,
SOUTH : Neighbours Land,
EAST : Proposed 30' Wide Road,
WEST : Neighbours Land.

Boundaries for Plot Bearing Nos. 184, Admeasuring 169.0 Sq. Yards.

NORTH : Proposed 30' Wide Road,
SOUTH : Neighbours Land,
EAST : Plot No. 185,
WEST : Park.

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

1. J. U. Reddy
2. P. Bal Reddy
3. Mr. Mallu
Sunkara
4. [Signature]

In witness where of the Said mortgagors hereinto have set their hands the day and the year first above written.

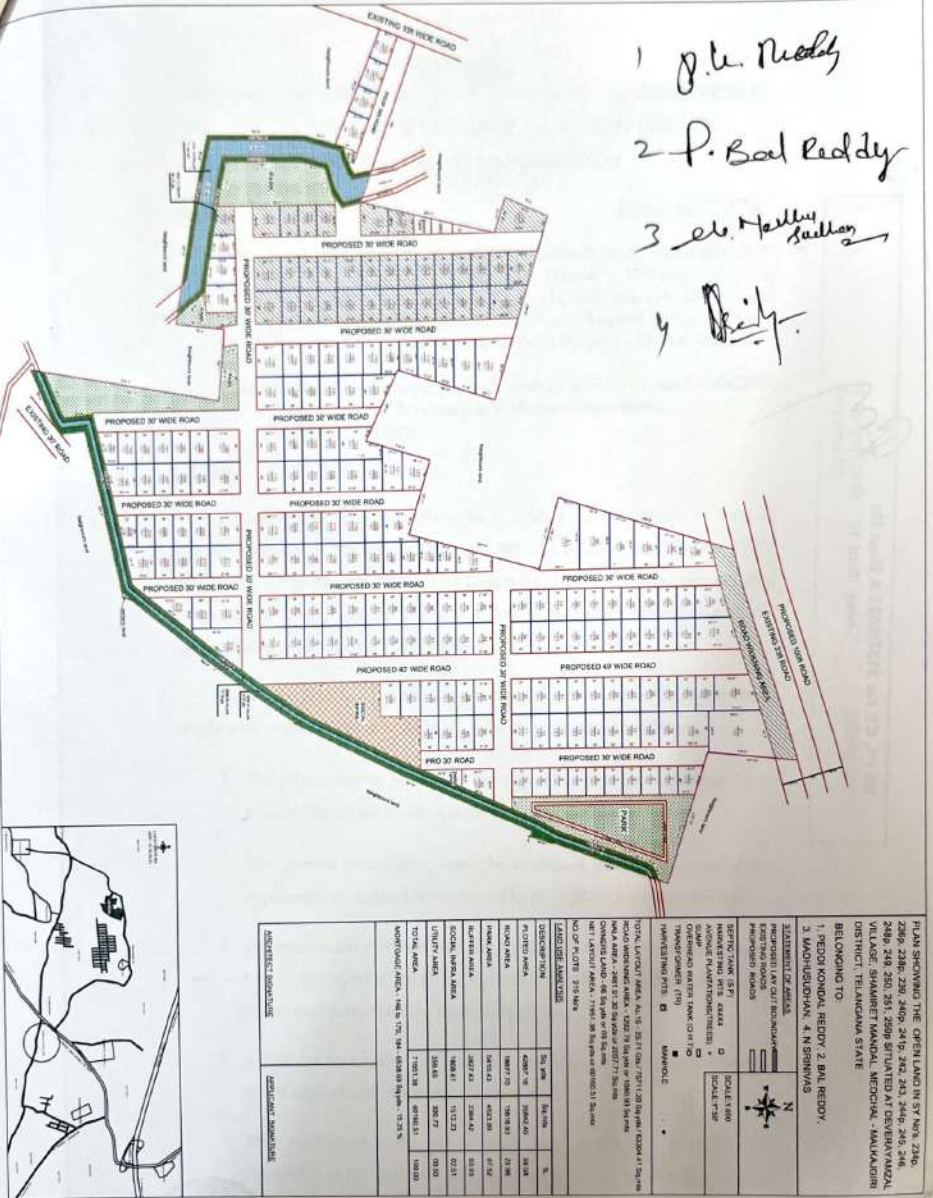
In the presence of
The Following Witnesses:-

1. *[Signature]*
2. *[Signature]*

1. *[Signature]*
2. *[Signature]*
3. *[Signature]*
4. *[Signature]*

SIGNATURE OF MORTGAGORS

1. g. h. Noddy
2. P. Bad Reddy
3. Mr. Hartley
Sutton
4. Beily.



Annexure - C
(See Rule 7)

PROCEEDINGS OF THE SPL. GR. DY. COLLECTOR & REVENUE DIVISIONAL
OFFICER, MALKAJGIRI DIVISION, RANGA REDDY DISTRICT.

PRESENT: SRI. S. PRABHAKAR REDDY.

Procs.No.L/1984/2016

Dated: 0/-10-2016.

Sub:- Land - Conversion of land from Agriculture to Non-Agriculture,
Ranga Reddy District - Shamirpet Mandal - Devaryamjal village
Sy.Nos.234/P, 236/P, 238, 239, 240, 241, 242, 243, 244, 245, 246, 248,
249, 251, 259/P total extent Ac.17-30% gts -Request for Conversion of
Agricultural land into non Agricultural Purpose - Orders -Issued.

Read:- 1.Tahsildar, Shamirpet Mandal,Lr.No.B/5015/2016 dated:23.09.2016.
2. G.O.Ms.No.4, Revenue (Land Matters) Department,
dated: 05.01.2016.

ORDER:

Sri.S.Ravender Rao and others, have applied for conversion of land in
Sy.Nos.234/P, 236/P, 238, 239, 240, 241, 242, 243, 244, 245, 246, 248, 249, 251, 259/P
total extent Ac.17-30% gts situated at Devaryamjal village, Shamirpet Mandal,
Ranga Reddy District for the purpose of Non-Agriculture. The request of the
applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural
land into non-agriculture purpose on the following terms and conditions.

1. The permission is issued on the request of the applicant and he is responsible for the contents made in the application.
2. The grant of permission cannot be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
3. The permission confirms that the conversion fee has been paid under the Act in respect of the above Agriculture lands for the limited purpose of conversion into Non-Agricultural purpose.
4. It does not confer any right, title or ownership to the applicant over the above Agricultural lands.
5. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals or others collectively or severally, for initiating any action or proceedings under any law for the time being in force.

6. The conversion fee paid will not be returned or adjusted otherwise under any circumstances:
7. The authorities are not responsible for any incidental or consequential action or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
8. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

Sanjay J. J. J.
 Spl.Gr.Dy. Collector & DISTRICT COLLECTOR
 Revenue Divisional Officer
 Malkajgiri Division

To
 Sri.S.Ravender Rao and others R/o. Devaryamjal village.

Copy to the Tahsildar, Shamirpet Mandal, R.R. District with a request to incorporate the necessary changes in the Revenue records as the subject land is converted from agriculture to non-agriculture.

SCHEDULE

Sl. No	Village & Mandal	Sy.No	Total extent Acres.	Extent for which permission granted	Remarks
1.	Devaryamjal village Shamirpet Mandal	234/P, 236/P, 238, 239, 240, 241, 242, 243, 244, 245, 246, 248, 249, 251, & 259/I	Ac.17-30 $\frac{3}{4}$ gts	Ac.17-30 $\frac{3}{4}$ gts	Paid vide Challan No.70116 dated:27.09.2016 for Rs.7,99,875/-

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PROCEEDINGS OF THE COMPETENT AUTHORITY AND REVENUE DIVISIONAL
OFFICER, KEESARA DIVISION, MEDCHAL-MALKAJGIRI DISTRICT.
PRESENT: SRI. V. LACHI REDDY

Procs.No. B2/845/2019

Dated: 06.06.2019

Sub: - Land Conversion Act - Medchal-Malkajgiri District - Keesara Division
- Shamirpet Mandal - Devaryamjal Village - Survey No.250/A- Extent
Ac.00-26 Gts - Request conversion For Agricultural Land into non
Agricultural purpose - Orders Issued - Reg.

Read:- 1) A/o Sri K.Aatma Charan Rao S/o Thirupathi Rao, Dated:27.07.2018.
2) Tahsildar Shamirpet Mandal, Lr.No.B/1445/2019, Dated:07.05.2019.
3) G.O.Ms.No.4 Revenue(Land Matters)Department, Dtd:05.01.2016.

&&&

ORDER:

Sri K.Aatma Charan Rao S/o Thirupathi Rao has applied for conversion of land in Survey No.250/A to an extent of Ac.00-26 Gts situated at Devaryamjal Village, Shamirpet Mandal, Medchal-Malkajgiri District for the purpose of Non-Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural land into non-agriculture purpose on the following terms and conditions.

1. The permission is issued on the request of the applicant and he is responsible for the contents made in the application.
2. The grant of permission cannot be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
3. The permission confirms that the conversion fee has been paid under the Act in respect of the above Agriculture lands for the limited purpose of conversion into Non-Agricultural purpose.
4. It does not confer any right, title or ownership to the applicant over the above Agricultural lands.
5. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals or others collectively or severally, for initiating any action or proceedings under any law for the time being in force.
6. The conversion fee paid will not be returned or adjusted otherwise under any circumstances.
7. The authorities are not responsible for any incidental or consequential action or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.

8. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.



Revenue Divisional Officer

Keesara Division

REVENUE DIVISIONAL OFFICER

Keesara Division

Medchal District

To,
Sri K.Aatma Charan Rao S/o Thirupathi Rao.

Copy to the Tahsildar, Shamirpet Mandal, Medchal-Malkajgiri District with a request to incorporate the necessary changes in the Revenue records as the subject land is converted from agriculture to non-agriculture.

SCHEDULE

Sl. No	Village & Mandal	Sy.No	Total extent Acres.	Extent for which permission granted	Remarks
1	Devaryamjal Village, Shamirpet Mandal	250/A	Ac.00-26 Gts	Ac.00-26 Gts	Paid vide Challan No.1398, Dated:15.05.2019 for an amount of Rs.29,500/-

Bk - 1, CS No 3137/2025 & Doct No 3074/2025, Sub Registrar Shamirpet Sheet 11 of 14



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FEE INTIMATION LETTER

Application No. : 002815/LO/HMDA/0813/MED/2025

Date : 06/05/2025

To

Sri/Smt.

Sri PEDDI KONDAL REDDY, Bal reddy, Madhusudhan, N Srinivas

Sri sai colony, Sadhana Mandir, Macha Bollaram, Medchal - Malkajgiri District

Pin Code - 500010

Sir,

Sub : HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY - Planning Department - Application for approval of Draft Layout with Open Plot in Survey Nos. 234p, 236p, 238p, 239, 240p, 241p, 242, 243, 244p, 245, 246, 248p, 249, 250, 251, 259p of Devarayamjal Village, Shamirpet Mandal, Medchal-Malkajgiri District to an extent of 63303.54 Sq. Mtrs. - 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 Draft Layout with Open Plot as mentioned in the subject cited in Survey No. 234p, 236p, 238p, 239, 240p, 241p, 242, 243, 244p, 245, 246, 248p, 249, 250, 251, 259p of Devarayamjal Village, Shamirpet Mandal, Medchal-Malkajgiri District to an extent of 63303.54 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 separate challan in favour of Metropolitan Commissioner, HMDA through online Payment System to take further action in the matter for approval of yours Residential Draft Layout with Open Plot.

The details of the charges as follows:

Sr.No.	Description	Amount
HMDA charges		
1	Audit Inspection Charges	10,000.00
2	Capitalization Charges	1,35,98,775.00
3	Development Charges (land)	48,12,789.00
4	Processing Charges For Total Site Area	6,01,598.00
5	Publication Charges	5,000.00
6	Road Impact Fee	48,12,789.00
Local Body charges		
1	CONVERSION CHARGES	3,00,799.30
2	GIS development fee	14,866.00
3	DOCUMENT VERIFICATION CHARGES	5,000.00
4	Layout Fee	1,20,200.00
5	POSTAGE/ ADVERTISEMENT CHARGES	200.00
6	SITE APPROVAL FEES	6,01,598.00
7	TGbPASS Charges	50,000.00

Total : 2,49,33,614.00

Initial amount paid by applicant

10,000.00



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General Conditions for Compliance:

1. The Applicant shall pay DC, PC and other charges within 30 days
2. Within 30 days, if amount is not paid by the applicant then penalty @ 10% will be charged.
3. The applicant shall mortgage for plot / Villa nos. 152,166,167,151,150,168,169,149,148,170,171,147,146,172,163,155,154,164,165,153,159,160. (total 35 number of plots) i.e. 5467.51 Sq.mtrs (15.25 %) through registered deed in favour of Metropolitan Commissioner, HMDA and the same shall be submitted to HMDA.
4. The applicant shall not construct the compound wall around the site under reference. (in case of open layouts)
5. The applicant shall follow the conditions imposed by HMDA.
6. 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
7. 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 layout may be with-drawn without any notice.
8. If any cases are pending in court of law with regard to the site U/R and have adverse orders, the permission shall be withdrawn and cancelled.
9. The applicant shall provide the STP and septic tank as per standard specification.
10. Any conditions laid by the authority are applicable.
11. 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 not sold to any other person and vests with the developers only.
12. The applicant shall handover the Layout roads area 15600.92 Sq.mtrs (25.93 %). Open space area 4523.68 Sq.mtrs (7.52 %) Social infrastructure area 1512.23 Sq.mtrs (2.51 %) to the local Body for release of Final Layout plans by HMDA.
13. The submitted architect signature made on the plans and Undertaking on Rs.100 Non Judicial Stamp paper any discrepancy and misinterpretation, in case in future any objections raised by the concerned architect as per law.
14. 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
15. The Owner/Developers shall be responsible for the safety of construction workers
16. If in case above said condition is not adhered HMDA/Local Authority can withdraw the said permission.
17. The HMWS and SB and T.S. Transco not to provide the permanent connection till to produce the occupancy certificate from the Sanctioning Authority.
18. The applicant shall pay complying to conditions and fee shall be paid within 30 days from the date of fee intimating letter. If the fee is not paid within 30 days then interest @ 12% per annum shall be charged for the delay period.

Precedent Conditions for Compliance:

1. The Owner/Developers shall ensure the safety of construction workers.
2. The owner /Developer shall ensure a comprehensive insurance policy of construction workers for the duration of construction.
3. 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.

Bk - 1 CS No 3137/2025 & Doct No. 3074/2025.
Sheet 13 of 14
Sub Registrar
Shamirpet

002815/LO/HMDA/0813/MED/2025
3. If in case above said condition is not adhered HMDA/Local Authority can withdraw the said permission. Your compliance on the above should reach the undersigned within one month i.e., before date **05 June, 2025** 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.

Additional Conditions

1. The applicant shall hand over road affected area, nala, buffer area to the local body at free of cost through registered gift deed and submit confirmation letter for the same.
2. The applicant shall shift LT lines all along the road side.
3. The applicant shall submit undertaking that applicant is whole responsible if any boundary dispute arises in future before release of proceedings from HMDA.

Yours Faithfully

Name : METROPOLITAN COMMISSIONER
HMDA
Date: 06/05/2025 2:51:49 PM
Designation : COMMISSIONER



**For Metropolitan Commissioner
COMMISSIONER**

Date : 06/05/2025

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.

భారత ప్రభుత్వం
Government of India

పెద్ది కండల్ రెడ్డి
Peddi Kondal Reddy
పుట్టిన తేదీ/DOB: 12/03/1973
పురుషుడు/MALE

P. K. Reddy

3685
VID : 9192 8749 8149 0207
నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Unique Identification Authority of India

పెద్ది కండల్ రెడ్డి
Peddi Kondal Reddy
పుట్టిన తేదీ/DOB: 12/03/1973
పురుషుడు/MALE

Address:
P KRISHNA REDDY, 14-106, PRESTIGE PARK,
GUNDLA POOCHAMPALLY, Medchal, Medchal-
malakajiri,
Telangana - 501401

3685
VID : 9192 8749 8149 0207

ఆదాయ విభాగం
INCOME TAX DEPARTMENT

పెద్ది కండల్ రెడ్డి
KRISHNA REDDY PEDDI
12/03/1973
Permanent Account Number
ASDPP5844L

P. K. Reddy

భారత ప్రభుత్వం
GOVT. OF INDIA

ఆదాయ విభాగం
INCOME TAX DEPARTMENT

పన్నాల బాల్ రెడ్డి
YADI REDDY PANNALA
06/01/1974
Permanent Account Number
ASDPP5944K

P. Bal Reddy

భారత ప్రభుత్వం
GOVT. OF INDIA

భారత ప్రభుత్వం
Government of India

పన్నాల బాల్ రెడ్డి
Pannala Bal Reddy
పుట్టిన తేదీ/DOB: 06/01/1974
పురుషుడు/MALE

P. Bal Reddy

3689
VID : 9155 1978 4469 0961
నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Unique Identification Authority of India

పన్నాల బాల్ రెడ్డి
Pannala Bal Reddy
పుట్టిన తేదీ/DOB: 06/01/1974
పురుషుడు/MALE

Address:
C/O. Pannala Yadi Reddy, Vila NO 14-157,
Gummedu prestige Park, Medchal Mandar,
Gundlupochampally, Medchal-malakajiri,
Telangana - 500014

3689
VID : 9155 1978 4469 0961

భారత ప్రభుత్వం
Government of India

చంద్రపట్టి మధుసూతన్
Chandupatla Madhusuthan

పుట్టిన తేదీ/DOB: 28/08/1981
పురుషుడు/MALE

Ch. Madhusuthan

5503
VID : 9155 1978 4469 0961
నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Unique Identification Authority of India

చంద్రపట్టి మధుసూతన్
Chandupatla Madhusuthan
పుట్టిన తేదీ/DOB: 28/08/1981
పురుషుడు/MALE

Address: S/O Chandupatla
Vittal, 1-5-1083/188,
Mangapuram Colony, Near
Loyala Academy, Old Alwar
Thirumalgin, Bolaram,
Hyderabad, Andhra Pradesh,
500010

5503



भारत सरकार
GOVERNMENT OF INDIA



నందికంటి శ్రీనివాస్
Nandhikanti Srinivas
పుట్టిన తేదీ/ DOB: 12/06/1970
పురుషుడు / MALE



5275

నా ఆదార్ - నా సుర్తింపు



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

S/O: చికి నందికంటి శ్రీనివాస్
కుమార్, 1-12-48, రాజ్ కళ్యాణ్
రాజ్ కళ్యాణ్, హైదరాబాద్ రోడ్, మెదక్
జిల్లా, హైదరాబాద్ జిల్లా
హైదరాబాద్ రోడ్, మెదక్ రోడ్
హైదరాబాద్ రోడ్, మెదక్ రోడ్
హైదరాబాద్, తెలంగాణ - 500010

Address:

S/O Late Nandhikanti Srinivas
Kumar, 1-12-48, Rajkalyan
Rajkalyan, Hyderabad Road, Medak
District, Hyderabad District
Hyderabad Road, Medak
Hyderabad Road, Medak
Telangana - 500010

5275

MEERA AADHAAR, MERI PEHACHAN

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFHPG2377J



S. PRASAD / Father's Name

SHAL CHANDUPATLA

08/1981

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

N SRINIVAS

SRAVAN KUMAR NANDHIKANTI

12/01/1970

Permanent Account Number
ADHPN0144N



Signature

भारत सरकार
Government of India



ఇందూర్ నావేన్
Indur Naveen
పుట్టిన తేదీ/DOB: 01/12/1993
పురుషుడు/ MALE

Devi

4267

VID : 9121 7806 1440 0730

నా ఆదార్, నా సుర్తింపు



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

చిరునామా:
S/O Endoori Nareemulu, 1-38, Hastapur, Yeldurthy
Mandal, Hastapur, Medak,
Telangana - 502255

Address:
S/O Endoori Nareemulu, 1-38, Hastapur,
Yeldurthy Mandal, Hastapur, Medak,
Telangana - 502255



4267

VID : 9121 7806 1440 0730

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भारत सरकार
GOVERNMENT OF INDIA



పెద్ది శాశిధర్ రెడ్డి
Peddi Sashidhar Reddy
పుట్టిన తేదీ/DOB: 06/06/1990
పురుషుడు/ MALE

2784

VID : 9195 3439 7676 0825

నా ఆదార్, నా సుర్తింపు



भारत सरकार
GOVERNMENT OF INDIA

చిరునామా:
S/O: Peddi Sheva Reddy, 2-2-218/8, Sy No
188, Rulmini Enclave, Near Sarjanev Reddy
Gardens, Medchal Baram, Medchal-
mailkalgiri,
Telangana - 500010

Address:
S/O: Peddi Sheva Reddy, 2-2-218/8, Sy No
188, Rulmini Enclave, Near Sarjanev Reddy
Gardens, Medchal Baram, Medchal-
mailkalgiri,
Telangana - 500010



2784

VID : 9195 3439 7676 0825

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