

SCANNED

13834/2024



166 తెలంగాణ తేలంగానా TELANGANA

Trans Id: 241111181506039541
Date: 11 NOV 2024, 06:21 PM
Purchased By:
BOLLEPALLI UMA
W/o B UMA MAHESWARA RAO
R/o MADHAPUR
For Whom
M/S UMA'S DEVELOPERS

BF 246149
M. Sujatha
M SUJATHA
LICENSED STAMP VENDOR
Lic. No. 15-04-029/2018
Ren.No: 15-04-031/2024
PLOT NO A1, SURVEY
NO.1054, SAI BABA NAGAR,
MEDCHAL VILLAGE,
MEDCHAL MALKAJGIRI
DISTRICT
Ph 8008902192

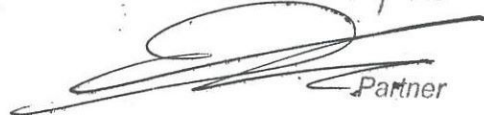
DEED OF SIMPLE MORTGAGE

This Deed of Simple Mortgage is executed on this day 12th November, 2024, at SRO Medchal by:-

M/s. UMA'S DEVELOPERS, (Pan No.AAEFU5219R) being a partnership firm (Regd. No.187/2016, Dt.18-01-2016) Rep. by its Partner: **Mrs. BOLLEPALLI UMA, W/o. Mr. B.UMA MAHESWARA RAO**, aged about 52 years, Occupation: Business, R/o. Flat No.405, Block A, CSR Residency, Plot Nos.50 & 51, H.No.2-56/33/K/50, Ayyappa Society, Meridian School Lane, Madhapur, Hyderabad - 500081, Telangana (Cell No.9248006654, Aadhaar No.XXXX XXXX 9018).

(hereinafter called the "**MORTGAGOR**" which expression shall unless repugnant to the subject or context include his representatives, heirs, successors, executors, administrators, trustees, legal representatives and assigns)

For Uma's Developers


Partner

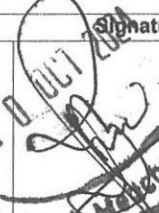
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Medchal (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2500/- paid between the hands of _____ and _____ on the 12th day of NOV, 2024 by Sri B Uma

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

SI No	Code	Thumb Impression	Photo	Address
1	MR		 BOLLEPALLI UMA::12 [1504-1-2024-14166]	M/S.UMA'S DEVELOPERS/REP BY ITS:-BOLLEPALLI UMA W/O. B UMA MAHESWARA RAO FNO.405 CSR RESIDENCY FNO.50 & 51 2-56/363/K/50 AYYPPA SOCIETY MADHAPUR, R R DIST

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 UMA MAHESWARA R [1504-1-2024-14166]	UMA MAHESWARA RAO B HYD	
2		 SAI ASLESH B::12/11 [1504-1-2024-14166]	SAI ASLESH B HYD	

12th day of November, 2024

Signature of _____
Sub Registrar
Medchal (R.O)
Biometrically Authenticated by
SRO P.MADHUBABU
on 12-NOV-2024 12:41:56

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4983 Name: Uma Maheswara Rao Bollepalli	C/O Kondaiah Bollepalli, Madhapur, Serilingampally, K.v. Rangareddy, Telangana, 500081	
2	Aadhaar No: XXXXXXXX4926 Name: Sai Aslesh Bollepalli	C/O Uma Maheswara Rao Bollepalli, Madhapur, Serilingampally, K.v. Rangareddy, Telangana, 500081	
3	Aadhaar No: XXXXXXXX9018 Name: Uma Bollepalli	C/O Uma Maheswara Rao Bollepalli, Madhapur, Serilingampally, K.v. Rangareddy, Telangana, 500081	

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Bk - 1, CS No 14166/2024 & Doct No 13834/2024.
Sheet 1 of 9 Sub Registrar Medchal (R.O)

IN FAVOUR OF

**THE METROPOLITAN COMMISSIONER, HYDERABAD
METROPOLITAN DEVELOPMENT AUTHORITY, SWARNA
JAYANTHI COMPLEX, AMEERPET, HYDERABAD.**

(Hereinafter called the "**MORTGAGEE**" which expression shall unless repugnant to the subject or context include their representatives, heirs, successors, executors, administrators, trustees, legal representatives and assigns)

The 'First Party' is the absolute and beneficial owner of All that LAYOUT PLOT bearing Nos. **606 & 607**, admeasuring a total of **888** Sq. yards equivalent to **742.46** Sq.meters (i.e., an extent of 444 sq.yards relates to plot no 606 and an extent of 444 sq.yards relates to plot no 607 which are adjacent and contiguous to each other forming in a single compact Block, vide Revised Layout Permit No. **03/LO/Plg/HMDA/2015, dated:09/08/2017, under 1st Phase**, comprised under and out of Survey Nos. **322 Part, 323 Part, 324, 324 Part, 325, 326, 327, 328, 328/అ, 329/అ,అ, 330/అ,అ,అ, 331, 331/అ,అ, 332, 332/అ, 333 Part and 352** situated at **Athvelly** Revenue village, **Medchal** Mandal, **Medchal-Malkajgiri** District, Telangana State., Vide Regd Sale Deed Document No : **8971/2019, Dt : 19-06-2019, Regd at SRO Medchal.**

The "**MORTGAGOR**" has applied for permission under Section 19 of HMDA Act, 2008 to construct Residential Apartment (1 Stilt Floor for Parking +5 Floors), **on** PLOT bearing Nos.**606 & 607**, admeasuring a total of **888** Sq. yards equivalent to **742.46** Sq.meters (i.e., an extent of 444 sq.yards relates to plot no 606 and an extent of 444 sq.yards relates to plot no 607 which are adjacent and contiguous to each other forming in a single compact Block), vide Revised Layout Permit No. **03/LO/Plg/HMDA/2015, dated:09/08/2017, under 1st Phase**, comprised under and out of Survey Nos. **322 Part, 323 Part, 324, 324 Part, 325, 326, 327, 328, 328/అ, 329/అ,అ, 330/అ,అ,అ, 331, 331/అ,అ, 332, 332/అ, 333 Part and 352** situated at **Athvelly** Revenue village, **Medchal** Mandal, **Medchal-Malkajgiri** District, Telangana State.

HMDA having examined the above proposal has sanctioned the building plan in the File No. File No. **010203/BP/HMDA/2660/MED/2024**, dated: 12/09/2024, as per the revised building rules issued in G.O. Ms No. 86, MA, dt: 3.03.2006 duly amended in G.O. Ms No. 171, MA, dt: 19.04.2006, G.O. Ms No. 623, MA, dt: 1.12.2006 & G.O. Ms No. 168, MA, dt: 7.04.2012 and put in a condition that "The applicant/developer is required to hand over 10.38% of the built-up area in the First floor, as the case may be, to the sanctioning authority."


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	2500	0	0	0	2500
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	8000	0	0	0	8100

Rs. 5000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2500/- towards Registration Fees on the chargeable value of Rs. 2430000/- was paid by the party through E-Challan/BC/Pay Order No ,9711DA121124 dated ,12-NOV-24 of ,ICICIC/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 8050/-, DATE: 12-NOV-24, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 6177703436812,PAYMENT MODE:NB-1001138,ATRN:6177703436812,REMITTER NAME: UMAS DEVELOPERS,EXECUTANT NAME: UMAS DEVELOPERS,CLAIMANT NAME: THE METROPOLITAN COMMISSIONER).

Date:

12th day of November,2024

Signature of Registering Officer

Medchal (R.O)

Certificate of Registration

Registered as document no. 13834 of 2024 of Book-1 and assigned the identification number 1 - 1504 - 13834 - 2024 for Scanning on 12-NOV-24 .

Registering Officer

Medchal (R.O)

(P Madhu Babu)

Bk - 1, CS No 14166/2024 & Doct No 13834/2024. Sheet 2 of 9 Sub Registrar Medchal (R.O).

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In acceptance of the above condition, the "**MORTGAGOR**" do hereby hand over 10.38% of the built up area on First floor, admeasuring **:205.20 Sqmtrs or 2209.05 Sq. ft, on** PLOT bearing Nos.**606 & 607**, admeasuring a total of **888** Sq. yards equivalent to **742.46** Sq.meters (i.e., an extent of 444 sq.yards relates to plot no 606 and an extent of 444 sq.yards relates to plot no 607 which are adjacent and contiguous to each other forming in a single compact Block), vide Revised Layout Permit No. **03/LO/Plg/HMDA/2015, dated:09/08/2017, under 1st Phase**, comprised under and out of Survey Nos. **322 Part, 323 Part, 324, 324 Part, 325, 326, 327, 328, 328/అ, 329/అ,అ, 330/అ,అ,అ, 331, 331/అ,అ, 332, 332/అ, 333 Part and 352** situated at **Athvelly** Revenue village, **Medchal** Mandal, **Medchal-Malkajgiri** District, Telangana State morefully described in the schedule hereunder.

NOW THIS DEED OF MORTGAGE WITNESSES AS FOLLOWS:

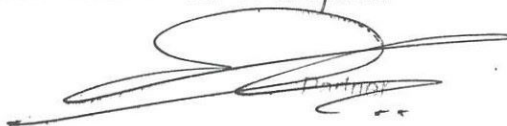
1. In pursuance of the rules relating to the approval of Layout (Herein after referred to as the Said Rules) The Mortgagor do hereby covenant with the Mortgagee that the Mortgagor shall always duly observe and perform all the terms and conditions of the said rules and in order to secure the performance of the engagements hereby mortgages the schedule land to the mortgagee.

2.If the Mortgagor completes the works as stated in the Para Supra to the satisfaction of the HMDA within the date of agreed period of 3 years, from the date of approved layout, the Mortgagee shall at the cost or Mortgagor be entitled to re-transfer the said plots or land at his expenses to the Mortgagor without any future liability on the same towards the execution of works contemplated in the para supra.

3. It is hereby expressly agreed and declared that in the event of any failure on the part of Mortgagor to comply with any of the terms and conditions for the Sanction of Layout or their shall be any breach by the Mortgagor 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 mortgagor for forfeit the right or redemption as against the Mortgage.

That the Market Value of the Simple Mortgage area i.e.,**205.20** Sq. Mtrs (Equivalent to 245.45 Sq. Yards) **2209.05 Sq. ft** at the rate of Rs. 1100/- per Sq. ft which comes to the total Value of **Rs. 24,30,000/-**.

For Uma's Developers



BOUNDARIES OF SCHEDULE PROPERTY

Proposed First floor, of the Residential Apartment admeasuring :205.20 Sq.mtrs (equivalent to 245.45 sq.yards) or 2209.05 Sq. ft, on PLOT bearing Nos.606 & 607, admeasuring a total of 888 Sq. yards equivalent to 742.46 Sq.meters (i.e., an extent of 444 sq.yards relates to plot no 606 and an extent of 444 sq.yards relates to plot no 607 which are adjacent and contiguous to each other forming in a single compact Block), vide Revised Layout Permit No.03/LO/Plg/HMDA/2015, dated: 09/08/2017, under 1st Phase, comprised under and out of Survey Nos. 322 Part, 323 Part, 324, 324 Part, 325, 326, 327, 328, 328/అ, 329/అ,అ, 330/అ,అ,అ, 331, 331/అ,అ, 332, 332/అ, 333 Part and 352 situated at Athvelly Revenue village, Medchal Mandal, Medchal-Malkajgiri District, Telangana State.

North : Part of the Building
South : Open to Sky
East : Open to Sky
West : Open to Sky

I hereby undertake that, I shall leave the prescribed setbacks or open spaces and the area for road widening as the case may be as per the sanctioned plan.

In the event of any failure by me to comply with any of the terms and conditions for the sanction of building plan for Residential building or if there is any breach by me or the my legal heirs, I hereby authorize HMDA, to dispose off or to sell the mortgaged property or any part thereof in any manner as HMDA thinks fit and thereby I shall forfeit the right of redemption as against HMDA

In witness whereof the "Mortgagor" has executed by me with free will and due consciousness and hereinto set his/her hand the day and the year first above written.

In the presence of

For Uma's Developers

Signature of the Mortgagor

WITNESSES:-

1.

2.

