



తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 240205180314735988
Date: 05 FEB 2024, 06:05 PM
Purchased By:
RONDLA JAGAN MOHAN REDDY
S/o LATE. RONDLA LAKSHMA REDDY
R. HYDERABAD
For Whom
SELF AND ANOTHER

AY 491402
J RAMA RAO YADAV
LICENSED STAMP VENDOR
Lic. No. 15-27-005/2010
Ren No. 15-27-001/2022
H NO 8-5-52/1 KARMANGHAT
(V) SAROORNAGAR (M)
RANGA REDDY DIST 500079
Ph 9441618924

SIMPLE MORTGAGE

This Mortgage is made and executed on this 06th day of February 2024 at L.B. Nagar, Ranga Reddy District, Telangana State by:

1. Sri. RONDLA JAGAN MOHAN REDDY, S/o. Sri. Late RONDLA LAXMA REDDY alias Late RONDLA LAKSHMA REDDY aged about 51 years, Occupation : Business, R/o. H. No. 1-9-17/4/A, Plot No. 28, Street No. 8, Ravindra Nagar Colony, Habsiguda, Hyderabad - 500007, Aadhaar No. xxxx xxxx 3178, PAN No. AEDPR8087F, Mobile No. 9394576466.
2. Smt. R. RENUKA DEVI, D/o. R. VIMALA DEVI, W/o. Sri. MOTHE KRISHNA REDDY, aged about 53 years, Occupation : Housewife, R/o. H.No. 3-8-25, Reddi Street, Jagaon, Warangal District. Presently residing at 1-8-145, Balasamudram, Hanamkonda, Warangal District, Telangana - 506001. Aadhaar No. xxxx xxxx 8599, PAN No. BAZPR9901B, Mobile No. 9100253258.

(Hereinafter called the "FIRST PARTY")

Presentation Endorsement:

Presented in the Office of the Sub Registrar, L.B.Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2620/- paid between the hours of 5 on the 06th day of FEB, 2024 by Sri R Jagan Mohan Reddy

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

Sl No	Code	Thumb Impression	Photo	Address
1	MR		 R RENUKA DEVI::06/ [1527-1-2024-1133]	R RENUKA DEVI D/O. R VIMALA DEVI (W/O MOTHE KRISHNA REDDY) H.NO.1-8-145 BALASAMUDRAM HANMAKONDA, WARANGAL DIST
2	MR		 RONDLA JAGAN MO [1527-1-2024-1133]	RONDLA JAGAN MOHAN REDDY S/O. LATE RONDLA LAXMA REDDY ALIAS LATE RONDLA LAKSHMA REDDY H.NO.1-9-17/4/A PLOT NO 28 STREET NO 8 RAVINDRA NAGAR COLONY HABSIGUDA, HYD

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
2		 K NAGARAJU::06/02 [1527-1-2024-1133]	K NAGARAJU H.NO. 7-52 J S N COLONY STREET NO 8 HABSIGUDA HYD	
1		 G KRISHNA KUMAR::06 [1527-1-2024-1133]	G KRISHNA KUMAR CHAMPAPET RR DIST	

06th day of February, 2024

Signature of Sub Registrar
L.B.NagarBiometrically Authenticated by
SRU RAJA SEKHAR REDDY ENUGU
on 06-FEB-2024 15:43:07**E-KYC Details as received from UIDAI:**

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX8599 Name: Rondla Renuka Devi	C/O Mothe Krishna Reddy, Hanamkonda, Hanmakonda, Warangal Urban, Telangana, 506001	
2	Aadhaar No: XXXXXXXX3178 Name: Rondla Jagan Mohan Reddy	C/O Rondla Lakshma Reddy, Secunderabad, Secunderabad, Hyderabad, Telangana, 500007	

Bk - 1, CS No 1133/2024 & Doct No
1124/2024. Sheet 1 of 7 Sub Registrar
L.B.Nagar

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INFAVOUR OF

THE COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION, Hyderabad.

(Hereinafter called the "SECOND PARTY")

The "FIRST & SECOND PARTY" which expression shall mean and include all their heirs, executors, administrators, and assignees, etc.

That First Party No.1 the owner of the Land bearing **Plot No. 5**, in **Survey No. 57/B**, admeasuring **305 Sq. Yards**, or equivalent to **255 Sq. Mtrs.**, Situated at Ward No. 8, Block No. 6, Engineers Colony of **KARMANGHAT Village**, Saroornagar Revenue Mandal, Greater Hyderabad Municipal Corporation, Ranga Reddy District, Under L.B. Nagar Circle, by Virtue of Regd. Gift Deed bearing Doct. No. **2032/2021** of Book-1, dated: **09/02/2021**, Regd. at SRO, L.B. Nagar, Ranga Reddy District.

That First Party No.2 the owner of the Land bearing **Plot No. 6**, in **Survey No. 57/B**, admeasuring **292 Sq. Yards**, or equivalent to **244 Sq. Mtrs.**, Situated at Ward No. 8, Block No. 6, Engineers Colony of **KARMANGHAT Village**, Saroornagar Revenue Mandal, Greater Hyderabad Municipal Corporation, Ranga Reddy District, Under L.B. Nagar Circle by Virtue of Regd. Sale Deed bearing Doct. No. **4090/1989** of Book-1, dated: **3/5/1989**, Regd. at SRO, Hyderabad-East.

We have applied for construction of **Stilt + 5 Upper Floors** building permission for proposed construction of Building and whereas the Greater Hyderabad Municipal Corporation has provisionally approved the sanction plan in respect of the **Plot Nos. 5 & 6**, in **Survey No. 57/B**, total admeasuring **597 Sq. Yards**, or equivalent to **499.16 Sq. Mtrs.**, Situated at Ward No. 8, Block No. 6, Engineers Colony of **KARMANGHAT Village**, Saroornagar Revenue Mandal, Greater Hyderabad Municipal Corporation, Ranga Reddy District, Under L.B. Nagar Circle.

WHEREAS, as required under Hyderabad revised building rules issued vide G.O.Ms.No.86M.A., Dt.3-3-2006&G.O.Ms.No.623, M.A., dated: 1-12-2006, G.O.Ms. No.168, dt.7-4-2012, we execute and submit an undertaking affidavit in favour of the Commissioner, GHMC authorizing him to initiate appropriate action as per the said G.O. and we are agreeing to abide by the terms and conditions of the said G.Os. we do hereby execute the present undertaking affidavit in compliance of the said G.O.Ms.No.86 M.A., Dt.3-3-2006 and G.O.Ms.No.623, dated: 1-12-2006, G.O.Ms.No.168, dt.7-4-2012.

[Signature]

R. K. Reddy

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	4900	0	0	0	5000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2620	0	0	0	2620
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	8020	0	0	0	8120

Rs. 4900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2620/- towards Registration Fees on the chargeable value of Rs. 2617000/- was paid by the party through E-Challan/BC/Pay Order No .918UAF050224 dated .05-FEB-24 of .INDB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 8070/-, DATE: 05-FEB-24, BANK NAME: INDB, BRANCH NAME: , BANK REFERENCE NO: 4041123346913, PAYMENT MODE: NB-1001138, ATRN: 4041123346913, REMITTER NAME: RONDLA JAGAN MOHAN REDDY, EXECUTANT NAME: RONDLA JAGAN MOHAN REDDY AND ANOTHER, CLAIMANT NAME: THE COMMISSIONER G H M C).

Date:

06th day of February, 2024

Signature of Registering Officer

L.B.Nagar

Certificate of Registration

Registered as document no. 1124 of 2024 of Book-1 and assigned the identification number 1 - 1527 - 1124 - 2024 for Scanning on 06-FEB-24 .

Registering Officer

L.B.Nagar

(E. Rajasekhar Reddy)

Bk - 1, CS No 1133/2024 & Doct No 1124/2024. Sheet 2 of 7 Sub Registrar L.B.Nagar



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AND WHEREAS, we hereby authorize the commissioner, GHMC to enforce the terms and conditions of G.O.Ms.No.86M.A., dt.31-3-2006, G.O.Ms.No.171 M.A., dated 19-04-2006, G.O.Ms.No.623, M.A., dated: 1-12-2006, G.O.Ms.No.168, dt.7-4-2012 in case of violation of the terms and conditions of the sanctioned plan granted / permitted to initiate summary demolition proceedings in respect of the violated portion.

AND WHEREAS, in compliance of the said G.O.Ms.No.86M.A., dated: 3-3-2006, G.O.Ms.No.623, M.A., dated: 1-12-2006, and G.O.Ms.No.168, dt.7-4-2012, we do hereby handover the 10% of the total built up area 136.28 Sq.Mtrs., of admeasuring area 1466.91 Sft., in Fifth Floor of proposed construction of Building (as per schedule given below) to the Commissioner, GHMC by way of this undertaking, in case we violate the terms and conditions of the sanctioned plan we hereby authorize the Commissioner, GHMC to dispose of the 10% of the total built up area 136.28 Sq.Mtrs., of admeasuring area 1466.91 Sft., in Fifth Floor of proposed as the case may be way of sale after duly removing the violated/deviated portions and if any such action is initiated by the Commissioner, GHMC for the violations committee we have no objection of whatsoever nature.

SCHEDULE OF PROPERTY

All that 10% of the total built up area 136.28 Sq.Mtrs., of admeasuring area 1466.91 Sft., in Fifth Floor of proposed on Land bearing Plot Nos. 5 & 6, in Survey No. 57/B, total admeasuring 597 Sq. Yards, or equivalent to 499.16 Sq. Mtrs., Situated at Ward No. 8, Block No. 6, Engineers Colony of KARMANGCHAT Village, Saroornagar Revenue Mandal, Greater Hyderabad Municipal Corporation, Ranga Reddy District, Under L.B. Nagar Circle and bounded by:

NORTH	::	Plot No.8 & 7.
SOUTH	::	Neighbour's Land.
EAST	::	Plot No. 4 & Passage
WEST	::	30' Wide Road.

The market value of the said property is Rs.26,17,000/-

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 Widen and in case of failing to comply those conditions we do hereby authorize the Commissioner, GHMC to remove the same at my cost.

[Signature]

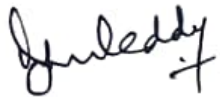
P. Venkatesh

AND WHEREAS the compliance of G.O.Ms.No.86M.A., dated: 3-3-2006, G.O.Ms.No.623, M.A., dated 1-12-2006, G.O.Ms.No.168, dt.7-4-2012, we have obtained a comprehended Building Insurance Policy as stipulated under the said G.O. and incase of failure in obtaining said policy the Commissioner, GHMC 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: 3-3-2006 and G.O.Ms.No.623 M.A., dated: 1-12-2006, G.O.Ms.No.168, dt.7-4-2012.

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, GHMC at the site by way of sale/lease unless and until the occupancy certificate is granted by the Commissioner, GHMC to initiate proceedings for the violations of said conditions in accordance with the G.O.Ms.No.86 M.A., dt.03-03-2006. & G.O.Ms.No.623 M.A., dated:01-12-2006 G.O.Ms.No.168, dt.7-4-2012.

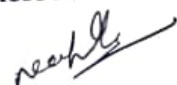
We, do hereby further undertake that we will comply all those terms and conditions imposed by the Commissioner, GHMC pursuant to the building applications for the proposed sanctioned plan granted time.

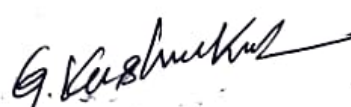
We do hereby solemnly affirm and certify that we have executed this affidavit with free will and violation on my own and without there being any duress or undue influence of coercion on the day, month and year hereby above mentioned.


R. Ravi Devi

SIG. OF THE EXECUTANT/
DEPONENT:

Witnesses:

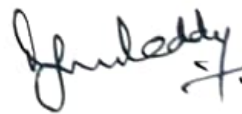
1. 

2. 

ANNEXURE-1A

1. Description of the Building : 10% of the total built up area 136.28 Sq.Mtrs., of admeasuring area 1466.91 Sft., in Fifth Floor of proposed on Land bearing Plot Nos. 5 & 6, in Survey No. 57/B, total admeasuring 597 Sq. Yards, or equivalent to 499.16 Sq. Mtrs., Situated at Ward No. 8, Block No. 6, Engineers Colony of **KARMANGHAT Village**, Saroornagar Revenue Mandal, Greater Hyderabad Municipal Corporation, Ranga Reddy District, Under L.B. Nagar Circle
2. Nature of Roof : R.C.C.
a) Type of Structure : Framed;
3. Age of the Building : Proposed Construction Mortgaged to GHMC
4. Land Area : 59.7 Sq. Yards (UDS) Out of 597 Sq.Yds.
5. Plinth Area : 136.28 Sq.Mtrs., 1466.91 Sft., (Fifth Floor)
6. Party's own estimated value of Market Value : Rs.26,17,000/-.

I do hereby declare that what is stated above is true and correct to the best of my knowledge and belief.



R. Renu Devi

SIGNATURE OF EXECUTANT

PLAN SHOWING THE MORTGAGE AREA ON FIFTH FLOOR IN RESIDENTIAL APARTMENT
ON PLOT NO. 5 & 6, IN SURVEY NO. 57, & 57/B SITUATED AT ENGINEERS COLONY,
KAFIYANGHAT VILLAGE, SAROOR NAGAR REVENUE MANDAL AND G.H.M.C CIRCLE, R.R. DIST.
AS PER G.O MS NO.86. MAUD DT 3-3-2006 & G.O MS.NO.623
MAUD DT: 1-12-06 TO BE HANDED OVER TO COMMISSIONER G.H.M.C

BELONGING TO

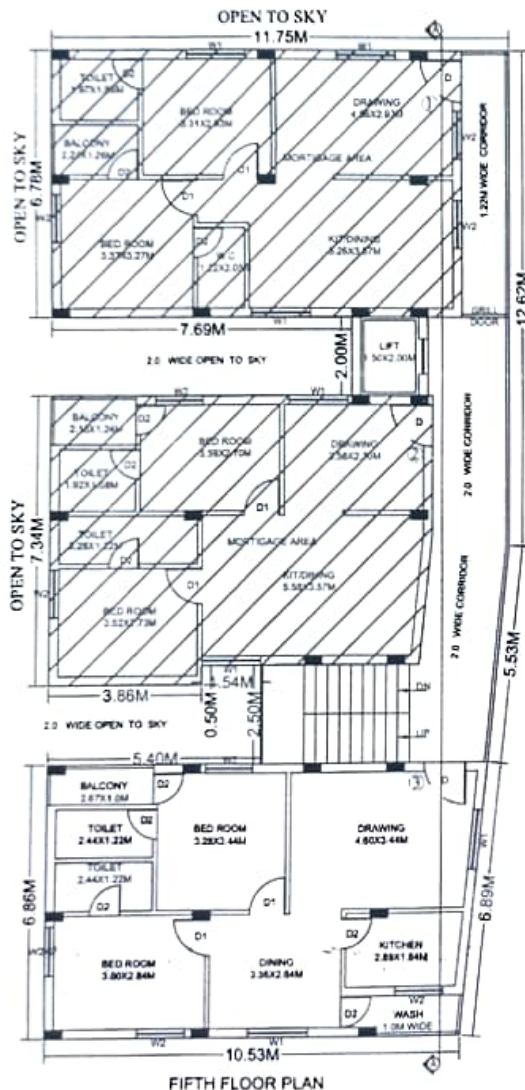
1. Sri. RONDLA JAGAN MOHAN REDDY.
S/O Late Sri. RONDLA LAXMA REDDY.
2. Smt. R. RENUKA DEVI.
D/O VIMALA DEVI.
W/O. MOTHE KRISHNA REDDY.



REFERENCES

SCALE:- 1:200

MORTGAGE



FLAT NO.1 MORTGAGE BOUNDARIES

- NORTH :- OPEN TO SKY
SOUTH :- BALCONY
EAST :- OPEN TO SKY
WEST :- OPEN TO SKY AND LIFT

FLAT NO.2 MORTGAGE BOUNDARIES

- NORTH :- OPEN TO SKY
SOUTH :- BALCONY
EAST :- OPEN TO SKY AND LIFT
WEST :- OPEN TO SKY AND STAIRCASE

AREA DETAILS

TOTAL BUILT-UP AREA : 1295.25 SMT
10% MORTGAGE AREA REQUIRED : 129.52 SMT
10.52% MORTGAGE AREA PROVIDED : 136.28 SMT

WITNESS

- 1)
- 2)

TAKEN OVER BY
COMMISSIONER
G.H.M.C

1)
2) R. Renuka Devi
HANDED OVER BY

రొండ్ల జగన్ మోహన్ రెడ్డి
Rondla Jagan Mohan Reddy
పుట్టిన తేదీ/DOB: 05/08/1973
పురుషుడు/ MALE

3178
VID : 9117 6511 4988 6241

నా ఆధార్ - నా గుర్తింపు

J. Reddy

రొండ్ల లక్ష్మి రెడ్డి
Rondla Lakshma Reddy, 1-9-17/4/A, Plot No 28, St No 8, Ravindra Nagar, Habsiguda, Secunderabad, Hyderabad, Telangana - 500007

Address:
C/O. Rondla Lakshma Reddy, 1-9-17/4/A, Plot No 28, St No 8, Ravindra Nagar, Habsiguda, Secunderabad, Hyderabad, Telangana - 500007

3178
VID : 9117 6511 4988 6241

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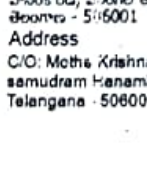
 

రొండ్ల రేణుక దేవి
Rondla Renuka Devi
పుట్టిన తేదీ/DOB: 18/05/1970
స్త్రీ/ FEMALE
Mobile No. 9100253258

8599
VID: 9144884979170118

నా ఆధార్, నా గుర్తింపు

R. Renuka Devi

మోతా కృష్ణ రెడ్డి
Motha Krishna Reddy, 1-8-145, బాల సముద్రం, హనుమంట్ వరంగల్ నగర, తెలంగాణ - 506001

Address:
C/O. Motha Krishna Reddy 1-8-145 bala samudram Hanamkonda Warangal Urban Telangana - 506001

8599
VID : 9144884979170118

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కోల్టా నాగరాజు
Kolra Nagaraju
పుట్టిన తేదీ/DOB: 01/01/1989
పురుషుడు/ MALE

1592
VID : 9123 8483 3777 0056

నా ఆధార్ - నా గుర్తింపు

Nagaraju

సీఎంఎస్ సత్యనారాయణ
S/O: కె సత్యనారాయణ, 7-62, జిఎన్ఎస్ కాలనీ, హాబ్సిగూడ, హైదరాబాద్, తెలంగాణ - 500007

Address:
S/O: K Satyanarayana, 7-62, J S N colony(street no 8), habsiguda, Secunderabad, Hyderabad, Telangana - 500007

1592
VID : 9123 8483 3777 0056

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Krishna Kumar
పుట్టిన తేదీ/Year of Birth : 1985
పురుషుడు/ Male

2826

ఆధార్ - సామాన్యుని హక్కు

Krishna Kumar

Address: S/O Late G Narasimha, 9-2-178, Water tank, Champapet, Rangareddi, Andhra Pradesh, 500079

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