

SCANNED

Doct. NO. 767 of 2024

C.S NO. 781/2024



తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 24021012491174428
Date: 10 FEB 2024, 12:50 PM
Purchased By:
ANITHA RAO SUNKINENI
D/o KISHAN RAO MIRYALA
R/o HYD
For Whom
M/S ONELLA CONSTRUCTIONS

P. Sudhakar Rao
BD 224019

P. SUDHAKAR RAO
LICENSED STAMP VENDOR
Lic. No. 15-13-026/2011
Ren.No. 15-13-024/2023
H.No.13-21-20, Road No.4,
Sharada Nagar, Gaddiannaram,
R.R. District
Ph 9912450866

SIMPLE MORTGAGE
ANNEXURE - II
AFFIDAVIT

This deed of Mortgage is made and executed on this the 10th day of February, 2024, at S.R.O. Saroornagar, by:

SRI. VIPPALDADIUM (VUPPALADADIUM), SAI KRISHNA KUMAR, S/o. LATE. SRI. VUPPALADADIUM SEETHARAMA NARAYAN, aged about 68 years, Occupation: Retired Bank Employee, Resident of House No.1-4-879/96, Gandhi Nagar, Hyderabad, Telangana - 500080, **Aadhaar No.8748 4248 7121.**

Represented by his Development Agreement cum GPA Holder: **M/s. ONELLA CONSTRUCTIONS (PAN No.AAHFO5502G),** Represented by its Partners:

- 1. SMT. ANITHA RAO SUNKINENI, D/o. KISHAN RAO MIRYALA,** aged about 54 years, Occupation: Business, Resident of Villa No.15, MNK Vitis Villa, Beside Unicent GHMC, Dulapally Cross Road, Kompally, Medchal Malkajgiri, Telangana - 500014, **Aadhaar No.9212 7774 6157.**

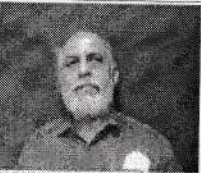
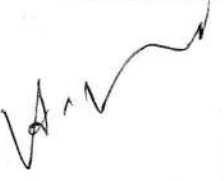
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Saroornagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2430/- paid between the hours of 3 and 4 on the 10th day of FEB, 2024 by Sri Vippaladadium(Vuppaladadium)

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR		 SASIKALA AMBATI(DAGPA HOLDER) [1513-1-2024-781]	SASIKALA AMBATI(DAGPA HOLDER) D/O. OBULA REDDY MUDIAM R/O 17-1-383,PLOT NO.142/2,INDRAPRASTHA,PH- 1,SAIDABAD,, HYD	A. Sasikala
2	MR		 M/S ONELLA CONSTRUCTIONS REP [1513-1-2024-781]	M/S ONELLA CONSTRUCTIONS REP BY ANITHA RAO SUNKINENI(DAGPA HOLDER) D/O. KISHAN RAO MIRYALA R/O VILLA NO.15,MNK VITIS VILLA,BESIDE UNICENT GHMC,	S. An. 2.

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 S KAMALAKAR RAO [1513-1-2024-781]	S KAMALAKAR RAO KOMPALLY HYD TS	
1		 A RAJASHEKHAR REDDY [1513-1-2024-781]	A RAJASHEKHAR REDDY MANIKONDA HYD TS	

10th day of February, 2024

Signature of Sub Registrar
SaroornagarBiometrically Authenticated by
SRO MOHAMMAD JAMANGEER
on 10-FEB-2024 15:51:45**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6157 Name: Sunkineni Anitha Rao	C/O Sunkineni Anitha Rao, Kompalle, Qutubullapur, Medchal, Malkajgiri, Telangana, 500014	
2	Aadhaar No: XXXXXXXX9213 Name: Ambati Sasikala	W/O Ambati Raja Sekhar Reddy, Neknampur, K.v. Rangareddy, Telangana, 500089	

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Sub Registrar
Saroornagar
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2. **SMT. SASIKALA AMBATI, D/o. OBULA REDDY MUDIAM**, aged about 57 years, Occupation: Business, Resident of House No.17-1-383, Plot No.142/2, Indraprasta, Phase – 1, Near Hanuman Temple, Saidabad, Hyderabad, Telangana – 500059, **Aadhaar No.7403 7688 9213**.

Registered as DGPA Vide Document No.4383/2023 of Book-I, dated:20/07/2023, registered at S.R.O. Saroornagar. The Vendor is alive as on today and GPA is still in force.

(Hereinafter called the MORTGAGOR' which term shall mean and include all their heirs, legal representatives, executors, assigns etc., of the one part.)

IN FAVOUR OF

THE COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION, HYDERABAD.

(Hereinafter called the MORTGAGEE' which term shall mean and include all its heirs, legal representatives, executors, assigns etc., of the other part.)

WHEREAS the Mortgagor is the sole and absolute owner and peaceful possessor of the **Plot bearing No.46 & 47**, admeasuring **534.00** Square Yards, or equivalent to 446.424 Square Meters, in Survey No.13, Situated at ROCK TOWN COLONY, THUMMABOWLI VILLAGE, SAROORNAGAR REVENUE MANDAL, UNDER GHMC L.B. NAGAR CIRCLE, RANGA REDDY DISTRICT, (hereinafter called the said property) having purchased the same through a Registered Sale Deed vide Document No.2376/1985 of Book-I, dated:23/02/1985, registered at S.R.O. Hyderabad East.

WHEREAS the Special Officer & Competent Authority ULC Hyderabad issued clearance in respect of the said Plot No.32/A vide Application No.J2/455/122/2003, C.C.No.J2/9112/76 to 241/81, vide G.O.Ms.No.137, Revenue (UC-II) Departments, dated:27-01-2005, SI.No.5 in Annexure to G.O.,

S. Anil, A. Sasikala

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						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	4900	0	0	0	5000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2430	0	0	0	2430
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	7830	0	0	0	7930

Rs. 4900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2430/- towards Registration Fees on the chargeable value of Rs. 2426000/- was paid by the party through E-Challan/BC/Pay Order No ,734AV2090224 dated ,09-FEB-24 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 7880/-, DATE: 09-FEB-24, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0605865581323,PAYMENT MODE:CASH-1001138,ATRN:0605865581323,REMITTER NAME: ANITHA RAO SUNKINENI,EXECUTANT NAME: ONELLA CONSTRUCTIONS ,CLAIMANT NAME: THE COMMISSIONER GHMC).

Date:

10th day of February,2024

Signature of Registering Officer
Saroornagar

Certificate of Registration

Registered as document no. 767 of 2024 of Book-1 and assigned the identification number 1 - 1513 - 767 - 2024 for Scanning on 10-FEB-24 .

Registering Officer

Saroornagar

(Md Jahangeer)

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WHEREAS the Mortgagors have applied for building permission for proposed construction of Residential Building and whereas the Greater Hyderabad Municipal Corporation has provisionally approved the sanctioned plan in respect of proposed construction of Residential Complex on **Plot bearing No.46 & 47**, admeasuring **534.00** Square Yards, or equivalent to 446.424 Square Meters, in Survey No.13, Situated at ROCK TOWN COLONY, THUMMABOWLI VILLAGE, SAROORNAGAR REVENUE MANDAL, UNDER GHMC L.B. NAGAR CIRCLE, RANGA REDDY DISTRICT.

AND WHEREAS, Mortgagors hereby authorize the Commissioner, GHMC to enforce the terms and conditions of G.O.Ms.No.86 MA, Dated.3-3-2006, in case of violation of the terms and conditions of the sanctioned plan granted / permitted vide File No.011185/GHMC/5502/LBN2/2023-BP, dated:05-02-2024 to initiate summary demolition proceedings in respect of the violated portion.

AND WHEREAS, in compliance of the G.O.Ms.No.86 MA Dated.03-03-2006, and G.O. Ms. No.623, M.A. Dated.01-12-2006, the Mortgagors do hereby hand over the 10% of the total built up area is i.e., 125.96 Square Meters, (i.e. 1356.00 Square Feet) in First Floor as show in the plan attached herewith the proposed building the **Plot bearing No.46 & 47**, admeasuring **534.00** Square Yards, or equivalent to 446.424 Square Meters, in Survey No.13, Situated at ROCK TOWN COLONY, THUMMABOWLI VILLAGE, SAROORNAGAR REVENUE MANDAL, UNDER GHMC L.B. NAGAR CIRCLE, RANGA REDDY DISTRICT to the Commissioner, GHMC by way of this undertaking, in case the Mortgagor violated the terms and conditions of the sanctioned plan.

The Mortgagors hereby authorize the Commissioner, GHMC to the 10% of the total built up area 125.96 Square Meters, more fully described in Schedule hereunder, as shown in the drawing enclosed by way of sale after duly removing the violated/deviated portion and if any such action is initiated by the Commissioner, GHMC for the violation committee, the Mortgagor shall have no objection of what so ever nature.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. The Mortgagor hereby undertakes that as per the sanctioned plan, the Mortgagor will leave the prescribed setbacks or open spaces and the area for the Road Widening and in case of failing to comply those conditions, the Mortgagors hereby authorize the Commissioner, GHMC to remove at the cost of Mortgagors.

S. Anand. A. Sankala
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