



తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 241224160234657159
Date: 24 DEC 2024, 04:04 PM
Purchased By:
V. SRINU
S/o V. SHEKARALAH
R/o HYDERABAD
For Whom
M/S R.R FORTUNE HOMES DEVELOPERS

BF 295952
Bhavan
Y BHAVANI
LICENSED STAMP
VENDOR
Lic. No. 15-07-025/2013
Ren.No. 15-07-071/2022
12-50/1, Beerappagadda,
Uppal, Medchal-Malkajgiri
District, Telangana State
Ph 9640282453

SIMPLE MORTGAGE DEED

THIS DEED OF SIMPLE MORTGAGE is made and executed on this the 20th day of December 2024 by and between:

1. SRI. VIJAY KUMAR PRATAPWANT, S/o. LATE PRABHAKAR RAO PRATAPWANT, aged about 62 years, Occupation: Service, R/o. H.No.7-2-319, Padmasri Hills, Bandlagudxa Jagir, K.V. Ranga Reddy District, Telangana. (Aadhaar No.xxxx xxxx 8142)
2. SRI. VILAS KUMAR PRATAPWANT, S/o. LATE PRABHAKAR RAO PRATAPWANT, aged about 60 years, Occupation: Service, R/o. H.No.7-2-319, Padmasri Hills, Bandlagudxa Jagir, K.V. Ranga Reddy District, Telangana. (Aadhaar No.xxxx xxxx 3037)
3. SRI. VIKRAM KUMAR PRATAPWANT, S/o. LATE PRABHAKAR RAO PRATAPWANT, aged about 55 years, Occupation: Service, R/o. H.No.7-2-319, Padmasri Hills, Bandlagudxa Jagir, K.V. Ranga Reddy District, Telangana. (Aadhaar No.xxxx xxxx 8538)

For R.R FORTUNE HOMES DEVELOPERS

[Signature]

MANAGING PARTNER

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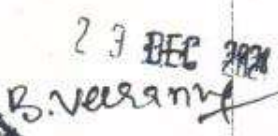
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Azampura along with the Photographs & Thumb Impressions of the parties under Section 32-A of Registration Act, 1908 and fee of Rs. 14600/- paid between the hours of 10:00 AM to 4:00 PM on the 30th day of DEC, 2024 30th day of DEC, 2024 by Sri V Srinu

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

Sl No	Code	Thumb Impression	Photo	Address
1	MR		 V SRINU[R]/M/ S R R FORTUNE HOMES DEVELOPERS DAGPA HOLDER [1601-1-2024-9966]	V SRINU[R]/M/ S R R FORTUNE HOMES DEVELOPERS DAGPA HOLDER AMBERPET HYDERABAD, HYDERABAD VILL., HYDERABAD MDL., HYDERABAD DIST., TELANGANA, 500000.

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
2		 B VEERANNA: (30/12/2024) [1601-1-2024-9966]	B VEERANNA WARANGAL	
1		 B SETRAM: (30/12/2024) [1601-1-2024-9966]	B SETRAM WARANGAL	

30th day of December, 2024

Signature of Sub Registrar
Azampura

Biometrically Authenticated by
SRO Smt.P. Sandhya Rani
on 30-DEC-2024 14:06:53

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX5992 Name: Vanaparthi Srinu	C/O Vanaparthi Shakharalah, Amberpet, Hyderabad, Telangana, 500013	

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						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	14600	0	0	0	14600
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	20000	0	0	0	20100

Rs. 4900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14600/- towards Registration Fees on the chargeable value of Rs. 14553000/- was paid by the party through E-Challan/BC/Pay Order No 180M78231224, D88VLA301224 dated, 23-DEC-24, 30-DEC-24 of, SBIN/HDFS/

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Bk - 1, CS No 9966/2024 & Doct No 9849/2024.
Sub Registrar
Azampura
Sheet 1 of 7

4. SRI. VISHAL KUMAR PRATAPWANT, S/o. LATE PRABHAKAR RAO PRATAPWANT, aged about 52 years, Occupation: Service, R/o. H.No.7-2-319, Padmasri Hills, Bandlagudxa Jagir, K.V. Ranga Reddy District, Telangana. (Aadhaar No.xxxx xxxx 4889)

Rep. by their Development Agreement cum G.P.A. Holder:

M/s. R.R FORTUNE HOMES DEVELOPERS (Pan: AAYFR4784J), a registered Partnership Firm, Registered under Indian Partnership Act 1932, having its registered office at 10, Manohara Apartments, H.No.2-1-512/2/1, SBI Lane, Street No.8, New Nallakunta, Hyderabad, Telangana - 500 044 rep by its Managing Partner Sri. V. Srinu, S/o. Sri.V. Shekaraiah, aged about: 43 years, Occ: Business, R/o.H.No.2-2-647/77/G, Flat No.401, Sri Chakra Orchids, Central Excise Colony, Srinivas Nagar, Bagh Amberpet, Hyderabad- 5000 13, (Aadhaar card No.03 5992) (PAN No.ACWPV0443J).

Vide Regd. Development Agreement cum G.P.A. Doct. No. 5504/2024, Regd. at S.R.O. Azampura.

(Hereinafter called the '**MORTGAGOR**', which term shall mean and include all his/her/their heirs, legal representatives, executors, assignees, etc., of the One Part)

IN FAVOUR OF

COMMISSIONER GREATER HYDERABAD MUNICIPAL CORPORATION,
HYDERABAD.

(Hereinafter called the '**MORTGAGEE**', which term shall mean and include all its heirs, legal representatives, executors, assignees and successors-in-interest etc., of the Other Part)

WHEREAS the Mortgagor herein is the sole and absolute owner and peaceful possessor of the House bearing premises Nos.16-2-751/K/1, (PTIN - 1041618235), admeasuring 209.30Sq.yards, 16-2-751/K/2 (PTIN - 1061603104), admeasuring 207.00Sq.yards, 16-2-751/K/2/A, (PTIN - 1061603101), admeasuring 204.75 Sq.yards, 16-2-751/K/3 (PTIN - 1061603103), admeasuring 204.75Sq.yards, 16-2-751/K/4 (PTIN - 1061603108), admeasuring 205.00Sq.yards, 16-2-751/K/4/A (PTIN - 1061603106), admeasuring 204.75 Sq.yards, 16-2-751/K/5 (PTIN - 1061603107), admeasuring 205.00Sq.yards, 16-2-751/K/5/A (PTIN- 1061603105), admeasuring 204.75Sq.yards, total admeasuring 1649.20 Sq.yards, or 1378.73 Sq.meters, comprising its total built up area of 7105 Sq. feet, in Survey No.57, situated at Sai Ganga Colony, Sankeshwar Bazar, Saidabad, Hyderabad, by virtue of Regd. Partition Deed Doct. No.591/2020 and Regd. Rectification Deed Doct. No.5483/2024, Regd. at S.R.O. Azampura.

For R.R FORTUNE HOMES DEVELOPERS

Contd..3.

MANAGING PARTNER

WHEREAS the Mortgagor has 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 House bearing premises Nos.16-2-751/K/1, (PTIN - 1041618235), admeasuring 209.30Sq.yards, 16-2-751/K/2 (PTIN - 1061603104), admeasuring 207.00Sq.yards, 16-2-751/K/2/A, (PTIN - 1061603101), admeasuring 204.75 Sq.yards, 16-2-751/K/3 (PTIN - 1061603103), admeasuring 204.75Sq.yards, 16-2-751/K/4 (PTIN - 1061603108), admeasuring 205.00Sq.yards, 16-2-751/K/4/A (PTIN -1061603106), admeasuring 204.75 Sq.yards, 16-2-751/K/5 (PTIN -1061603107), admeasuring 205.00Sq.yards, 16-2-751/K/5/A (PTIN-1061603105), admeasuring 204.75Sq.yards, total admeasuring 1649.20 Sq.yards, or 1378.73 Sq.meters, comprising its total built up area of 7105 Sq. feet, in Survey No.57, situated at Sai Ganga Colony, Sankeshwar Bazar, Saidabad, Hyderabad, with a total built-up area of 3098.20 Sq.Mtrs.,

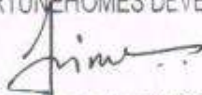
AND WHEREAS the Mortgagor hereby authorize the Commissioner, GHMC to enforce the terms and conditions of G.O. Ms. No.623, M.A. Dated 01/12/2006, in case of violation of the terms and conditions of the sanctioned plan granted/permitted, to initiate summary demolition proceedings in respect of the violated portion.

AND WHEREAS in compliance to the said G.O. Ms. No.86, M.A. dated 03/03/2006, G.O. Ms. No.623, M.A. Dated: 01/12/2006 and G.O. Ms.No.168, Dated: 07/04/2012 the Mortgagor do hereby hand over the 10% of the total builtup area, i.e. 311.75 Sq.mts., in Second Floor, as shown in the plan attached herewith (out of the total admeasuring area 3098.20 Sq.Mtrs.,) of the proposed complex construction of Ground + Five Upper Floors on House bearing premises Nos.16-2-751/K/1, (PTIN - 1041618235), admeasuring 209.30Sq.yards, 16-2-751/K/2 (PTIN - 1061603104), admeasuring 207.00Sq.yards, 16-2-751/K/2/A, (PTIN - 1061603101), admeasuring 204.75 Sq.yards, 16-2-751/K/3 (PTIN - 1061603103), admeasuring 204.75 Sq.yards, 16-2-751/K/4 (PTIN - 1061603108), admeasuring 205.00 Sq.yards, 16-2-751/K/4/A (PTIN -1061603106), admeasuring 204.75 Sq.yards, 16-2-751/K/5 (PTIN -1061603107), admeasuring 205.00Sq.yards, 16-2-751/K/5/A (PTIN-1061603105), admeasuring 204.75Sq.yards, total admeasuring 1649.20 Sq.yards, or 1378.73 Sq.meters, comprising its total built up area of 7105 Sq. feet, in Survey No.57, situated at Sai Ganga Colony, Sankeshwar Bazar, Saidabad, Hyderabad (more fully described in the schedule hereunder), to the Commissioner GHMC by way of this undertaking in case the Mortgagor violated the terms and conditions of the sanctioned.

The Mortgagor hereby authorize the Commissioner, GHMC to the 10% of the total Built-up area i.e. 311.75 Sq.Mtrs., in Second Floor, 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.

For R R FORTUNE HOMES DEVELOPERS

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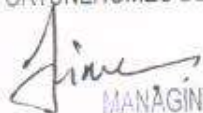


MANAGING PARTNER

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. The said property mortgaged does not belong to Govt. agencies or their undertakings, etc.,
2. The said property is not the assigned land as defined in the A.P. Assigned Land (P.O.T.) Act No. 9 of 1977.
3. The Mortgagor hereby undertake 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 Mortgagor hereby authorize the Commissioner, GHMC to remove at the cost of the Mortgagor.
4. And whereas in compliance of G.O. Ms. No.86, M.A. Dated 03/03/2006, G.O. Ms. No.623, MN.A. Dated: 01/12/2006 and G.O. Ms.No.168, Dated: 07/04/2012 the Mortgagor had obtained a comprehensive Building Insurance Policy as stipulated under the said G.O. and in case of failure in obtaining policy, the Commissioner, GHMC is hereby authorized to initiate appropriate action for the violation of the said terms and conditions in accordance with the G.O. Ms. No.86, M.A. Dated: 03/03/2006, G.O. Ms. No.623, M.A., Dated: 01/12/2006 and G.O. Ms.No.168, Dated: 07/04/2012.
5. And whereas the Mortgagor do hereby undertake that they will 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 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.623, M.A., Dated: 01/12/2006 and G.O. Ms.No.168, Dated: 07/04/2012. **The possession is with the Mortgagor.**
6. The Mortgagor does hereby further undertake that they will comply with all those terms and conditions imposed by the Commissioner, GHMC, pursuant to the building applications for the proposed sanctioned plan granted to the Mortgagor.

For R R FORTUNEHOMES DEVELOPERS


MANAGING PARTNER

Contd..5.

SCHEDULE OF THE PROPERTY

All that the 10% of mortgage area 311.75 Sq.Mtrs., or 3366.47 Sft., in Second Floor, as shown in the plan attached herewith (out of the total admeasuring 3098.20 Sq.Mtrs.,) of the proposed complex on House bearing premises Nos. 16-2-751/K/1, (PTIN - 1041618235), admeasuring 209.30Sq.yards, 16-2-751/K/2 (PTIN - 1061603104), admeasuring 207.00Sq.yards, 16-2-751/K/2/A, (PTIN - 1061603101), admeasuring 204.75 Sq.yards, 16-2-751/K/3 (PTIN - 1061603103), admeasuring 204.75Sq.yards, 16-2-751/K/4 (PTIN - 1061603108), admeasuring 205.00Sq.yards, 16-2-751/K/4/A (PTIN -1061603106), admeasuring 204.75 Sq.yards, 16-2-751/K/5 (PTIN -1061603107), admeasuring 205.00Sq.yards, 16-2-751/K/5/A (PTIN-1061603105), admeasuring 204.75Sq.yards, total admeasuring 1649.20 Sq.yards, or 1378.73 Sq.meters, comprising its total built up area of 7105 Sq. feet, in Survey No.57, situated at Sai Ganga Colony, Sankeshwar Bazar, Saidabad, Hyderabad and bounded as follows:

NORTH	::	17'-0" WIDE ROAD
SOUTH	::	30'-0" WIDE ROAD
EAST	::	30'-0" WIDE ROAD
WEST	::	H.NO.16-2-752/5/85 (PART) & H.NO.16-2-752/5/91

The Mortgagor here solemnly affirm and certify that they have executed this Mortgage Deed with their free will and consent and without any duress or undue influence or coercion on the day, month and year first above mentioned in presence of the following witnesses:

WITNESSES:

1. *B. Narasimha*

2. *B. Satya*

For RR FORTUNE HOMES DEVELOPERS

[Signature] MANAGING PARTNER

**SIG. OF THE MORTGAGOR
Through DGPA Holder**

PLAN SHOWING THE PROPOSED MORTGAGE IN SECOND FLOOR AS PER G.O. H.S. NO.168, M.A. DATED 07-04-2012, IN HOUSE NO: 16-2-751/RU1, 16-2-751/K/2, 16-2-751/K/2/A, 16-2-751/K/3, 16-2-751/K/4, 16-2-751/K/4/A, 16-2-751/K/6, 16-2-751/K/5/A IN SURVEY NO-57, SITUATED AT SANGA COLONY, SANKESWAR BAZAR, SAIDABAD, HYDERABAD, T.S.

BELONGING TO :

1) SRI VIKRAM KUMAR PRATAPWANT
S/O. Late Sri PRABHAKAR RAO PRATAPWANT
& OTHERS
DEVELOPMENT AGREEMENT CUM GENERAL
POWER OF ATTORNEY
M/S.RR FORTUNE HOMES DEVELOPERS
REP.BY ITS MANAGING PARTNER
SRI.V.SRINU S/O.SRI.SHEKARAJAH

AREA DETAILS :

TOTAL PLOT AREA : 1840.98 sqyds / 1372.07 ams
EFFECTED R/W AREA : 227.90 sqyds / 190.95 ams
NET PLOT AREA : 1413.08 sqyds / 1181.12 ams
PROPOSED BUILT UP AREA : 3098.20 sqm
PROPOSED 10% MORTGAGE AREA : 311.78sqm

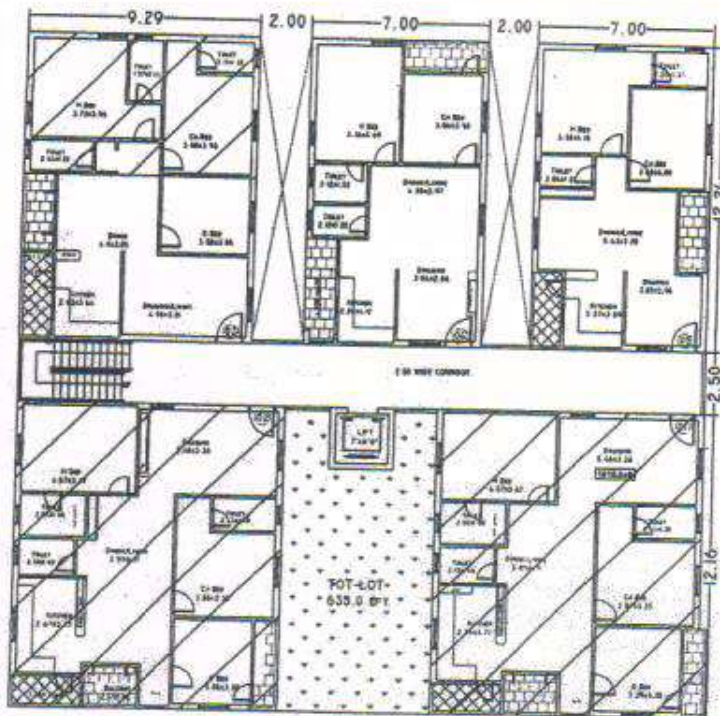
REFERENCES

MORTGAGE



TAKEN OVER BY

HANDED OVER BY



SECOND FLOOR PLAN (MORTGAGE)



LOCATION PLAN

For RR FORTUNE HOMES DEVELOPERS
[Signature]
MANAGING PARTNER

